1. 9/23/26 Design Review Board Agenda

    Documents:

        DRB AGENDA 9-23-26.PDF

2. ZC 26-22 75 Old Farms Road Orkil Field Sign Application

    Documents:

        ZC 26-22 75 OLD FARMS ROAD ORKIL FIELD SIGN JOINT STAFF REPORT.PDF
        ZC 26-22 75 OLD FARMS ROAD APPLICATION - REDACTED.PDF

3. ZC 26-23 100 Old Farms Road Sign Application

    Documents:

        ZC 26-23 100 OLD FARMS RD SIMSBURY FARMS SIGN JOINT STAFF REPORT.PDF
        ZC 26-23 100 OLD FARMS RD APPLICATION - REDACTED.PDF

4. ZCR 1406 Hopmeadow Street Looked Sign Application

    Documents:

        ZCR 1406 HOPMEADOW ST APPLICATION REDACTED.PDF
        ZCR 1406 HOPMEADOW STREET STAFF REPORT.PDF

5. ZCR 530 Bushy Hill Road Planet Fitness Sign Application

    Documents:

        ZCR 530 BUSHY HILL ROAD APPLICATION AND PLANS - REDACTED.PDF
        ZCR 530 BUSHY HILL ROAD PLANET FITNESS STAFF REPORT.PDF

Design Review Board
Regular Meeting
Wednesday, September 23, 2026 at 5:30 PM
Simsbury Town Hall – Main Meeting Room
933 Hopmeadow St., Simsbury CT, 06070

AGENDA

I. CALL TO ORDER

II. APPROVAL OF MINUTES

July 20, 2026

III. NEW BUSINESS

ZC #26-22, An application of the Town of Simsbury, Owner, Tom Tyburski, Agent, for a special exception pursuant to Section 9.6 of the Simsbury Zoning Regulations to install a park entrance sign for Orkil Field at 75 Old Farms Road (Assessor's Map Block Lot C08 418 005B), Zone R-40.

ZC 26-23, An application of the Town of Simsbury, Owner, Tom Tyburski, Agent, for a special exception pursuant to Section 9.6 of the Simsbury Zoning Regulations to install an internally illuminated (LED Display) message sign for Simsbury Farms at 100 Old Farms Road (Assessor's Map Block Lot C09 101 006) Zone R-40.

IV. OTHER BUSINESS

Zoning Compliance Review of Robert Kevorkian a.k.a Higleyville, LLC, Owner; Andrea Saunders, Applicant; for sign permit to install one ± 12 s.f. wall sign and one freestanding sign insert for the tenant fit out of Looked at 1406 Hopmeadow Street (Map Block Lot I04 439 004A-1), Simsbury, Zone B-2.

Zoning Compliance Review of Simsbury Commons, LLC, Owner; Pamela Brealey, Applicant; for sign permit to install one ± 98.75 s.f. wall sign and associated freestanding sign inserts for the tenant fit out of Planet Fitness at 530 Bushy Hill Road (Map Block Lot B20 508 001-B), Simsbury, Zone B-3.

V. ADJOURNMENT

Marc S. Nelson, MPA
Town Manager

George K. McGregor, AICP
Director

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT MEMORANDUM

To: Simsbury Design Review Board & Zoning Commission
From: Joseph Hollis, Code Compliance Officer
Date: July 23, 2026
Subject: **ZC #26-22**, An application of the Town of Simsbury, Owner, Tom Tyburski, Agent, for a special exception pursuant to Section 9.6 of the Simsbury Zoning Regulations to install a park entrance sign for Orkil Field at 75 Old Farms Road (Assessor's Map Block Lot C08 418 005B), Zone R-40.

Background

The applicant is requesting to install a ±13.4 sq. ft. freestanding sign at the entrance to Orkil Field at 75 Old Farms Road. The Town has been updating entrance signs for various recreation areas throughout Simsbury. This design is consistent with the others that have been installed.



Figure 1 Sign Location

The zoning regulations limit municipal freestanding signs to 20 sq. ft. and allows them by special exception. Staff is working with the applicant on a landscaping plan, otherwise the proposal meets all design guidelines and zoning regulations.

Analysis:

The regulations limit municipal freestanding signs in all zones to 20 sq. ft. and require a landscaped bed around the base of the sign. The proposal complies with

all zoning requirements and would not negatively impact the surrounding property values, public health and safety, or the residential nature of that section of town.

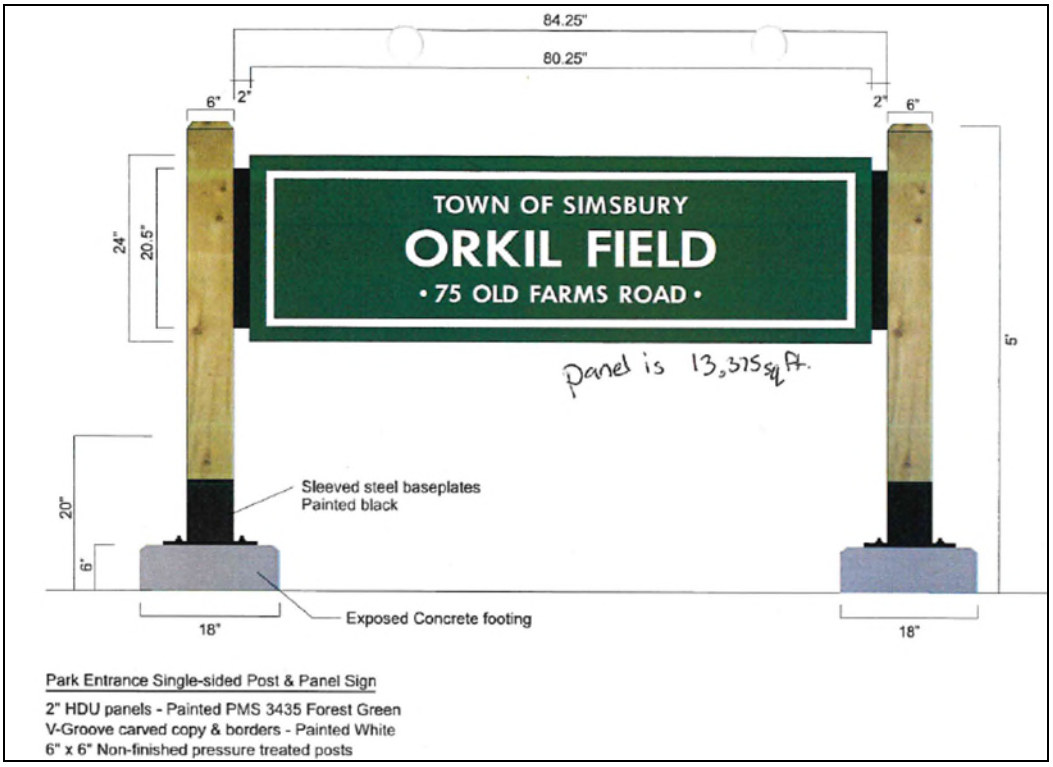


Figure 2 Proposed Sign

The design utilizes a High-Density Urethane (HDU) panel in Forest Green with carved text and a border in White, mounted to unfinished pressure treated wooden posts. The plans are consistent with the other updated parks in Simsbury.

In the Signage Section pages 28 - 34, the following guidelines are provided for the Design Review Board review process:

- Integrate the sign into the site plan, and ensure that it complements its surroundings.
- Avoid visual competition with other signs in the area.
- Minimize the number of building and directional signs to avoid repetition.
- Avoid markings on the pavement.
- Do not use advertising and business slogans. Signs may include information describing products sold or services provided.
- Design information to fit properly into the sign location attractively and without visual clutter.
- Avoid use of extremely small letters when the primary vantage is from the street rather than an adjacent sidewalk.
- Use symbols, logos, and illustrations as well as street number for identification.
- Use permanent, durable materials (e.g. stone, brick, or wood) on the bases of freestanding signs. Avoid texture-coated sheet metal or plastic.
- Use durable, weather-resistant and vandal-proof materials for the sign.
- Avoid extremely bright background colors (e.g. bright red, orange, or yellow).

- Coordinate sign background, trim, message color, and detail with the architecture it serves.
- Avoid a white or off-white color in a large field of illuminated background.
- Avoid visible raceways and transformers for individual letters.
- Avoid exposed guy wires or supports to stabilize signs.
- Trim edges of flat sheet signs (i.e. plywood) or frame to improve the finished appearance.
- Avoid use of plastic foam letters if possible, or properly cap each letter with plexiglass and secure with studs and glue.
- Use a flat or semi-gloss finish on the surface and avoid a glossy, plastic finish.

The Planning Department finds that the proposal conforms with the intent and guidance outlined in the Simsbury Guidelines for Community Design. Draft motions for approval are provided below.

Design Review Board Draft Motion

MOVED, the Design Review Board submits a **positive referral** for **ZC #26-22**, An application of the Town of Simsbury, Owner, Tom Tyburski, Agent, for a special exception pursuant to Section 9.6 of the Simsbury Zoning Regulations to install a park entrance sign for Orkil Field at 75 Old Farms Road (Assessor's Map Block Lot C08 418 005B), Zone R-40. The referral is subject to the following conditions:

1. Prior to building permit issuance, the applicant shall submit a landscaping plan to the satisfaction of the Planning Department.

2. The project shall be developed in substantial conformance with the plans stamped received by the Simsbury Planning Department on 8/10/26.

3. The Board authorizes Staff to approve minor changes to the application.

Zoning Commission Draft Motion

MOVED, the Zoning Commission **approves ZC #26-22**, An application of the Town of Simsbury, Owner, Tom Tyburski, Agent, for a special exception pursuant to Section 9.6 of the Simsbury Zoning Regulations to install a park entrance sign for Orkil Field at 75 Old Farms Road (Assessor's Map Block Lot C08 418 005B), Zone R-40. The approval is subject to the following conditions:

1. Prior to building permit issuance, the applicant shall submit a landscaping plan to the satisfaction of the Planning Department.

2. The project shall be developed in substantial conformance with the plans stamped received by the Simsbury Planning Department on 8/10/26.

3. The Board authorizes Staff to approve minor changes to the application.

Town of Simsbury

RECEIVED
AUG 10 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

Office of Community Planning and Development - Zoning Commission Application

DATE: August 5 2026 FEE: $ NA CK #: _____ APP #: 26-22

PROPERTY ADDRESS: 75 Old Farms Road. West Simsbury, CT 06092

NAME OF OWNER: Town of Simsbury, CT Culture, Parks and Recreation Dept

MAILING ADDRESS: 933 Hopmeadow St, Simsbury, CT 06070

EMAIL ADDRESS: _____ TELEPHONE _____

NAME OF AGENT: Thomas Tyburski - Director Of Culture, Parks and Recreation

MAILING ADDRESS: 933 Hopmeadow Street, Simsbury, CT 06070

EMAIL ADDRESS: _____ TELEPHONE _____

ZONING DISTRICT: _____ LOT AREA: _____ SQ FT/ACRES

Does this site have wetlands? ☐ YES ☐ NO Have you applied for a wetlands permit? ☐ YES ■ NO

REQUESTED ACTION (PLEASE CHECK APPROPRIATE BOX):

☐ **ZONE CHANGE**: The applicant hereby requests that said premises be changed from zone _____ to zone _____.

☐ **TEXT AMENDMENT:** Please attach proposed changes, including Sections and purposes.

☒ **SPECIAL EXCEPTION**: The applicant hereby requests a public hearing pursuant to Section _____.

☐ **SITE PLAN APPROVAL**: The applicant hereby requests

☐ FINAL ☐ SITE PLAN AMENDMENT pursuant to Section 11

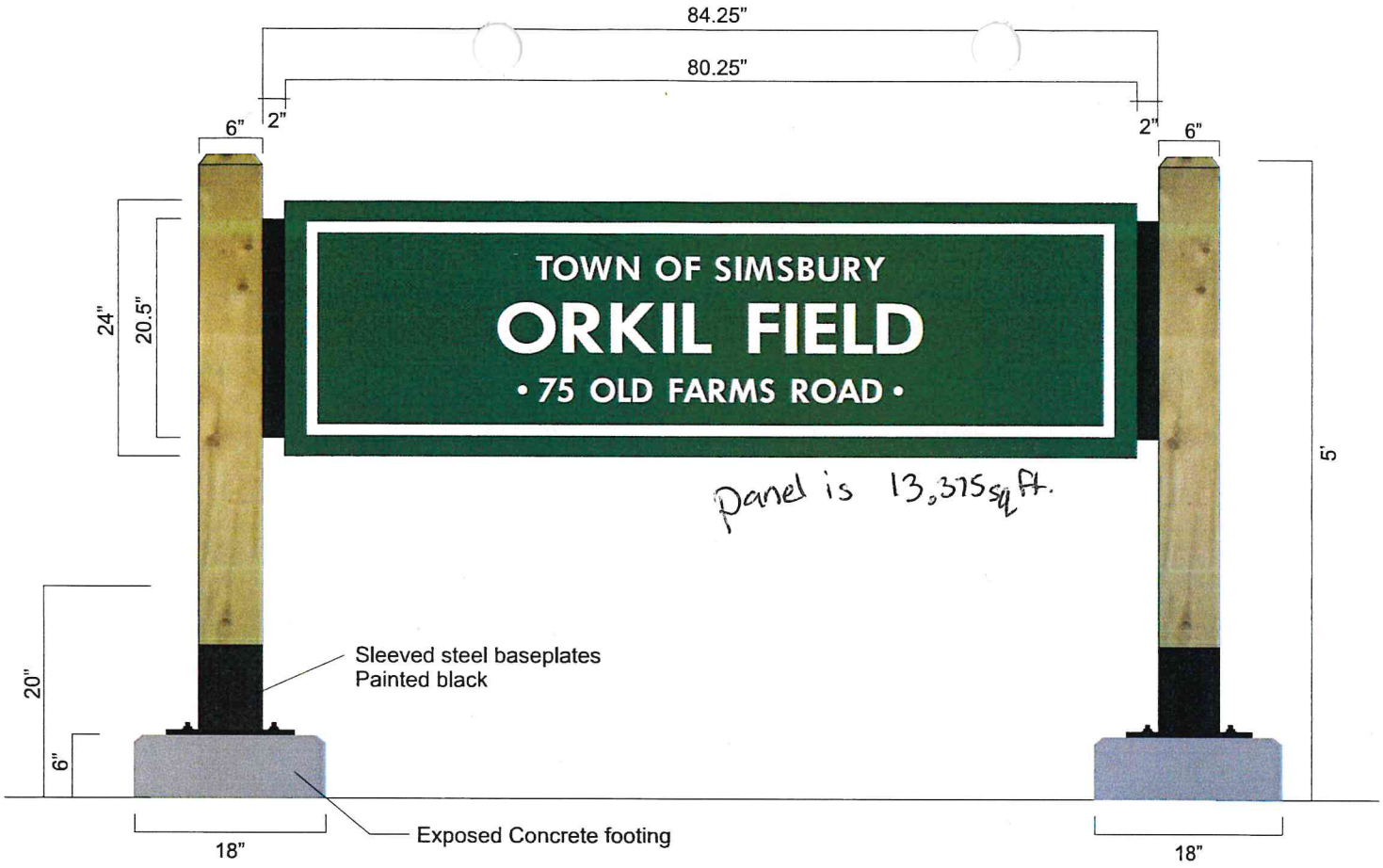
☐ **SIGN PERMIT**

☐ **OTHER (PLEASE EXPLAIN)**: We are seeking to install a single sided park entrance sign to this town athletic field that has never had a entrance sign or other signage identifying the location to facility users or visitors. The proposed sign is very similar in design that has been previously approved and installed in other locations in Simsbury.

A check payable to the Town of Simsbury must accompany this **original signed and dated** application. **One (1) complete sets of folded plans, one (1) completed application and correspondence including a project narrative** must be submitted. Please send PDF digitals to gmcgregor@simsbury-ct.gov.

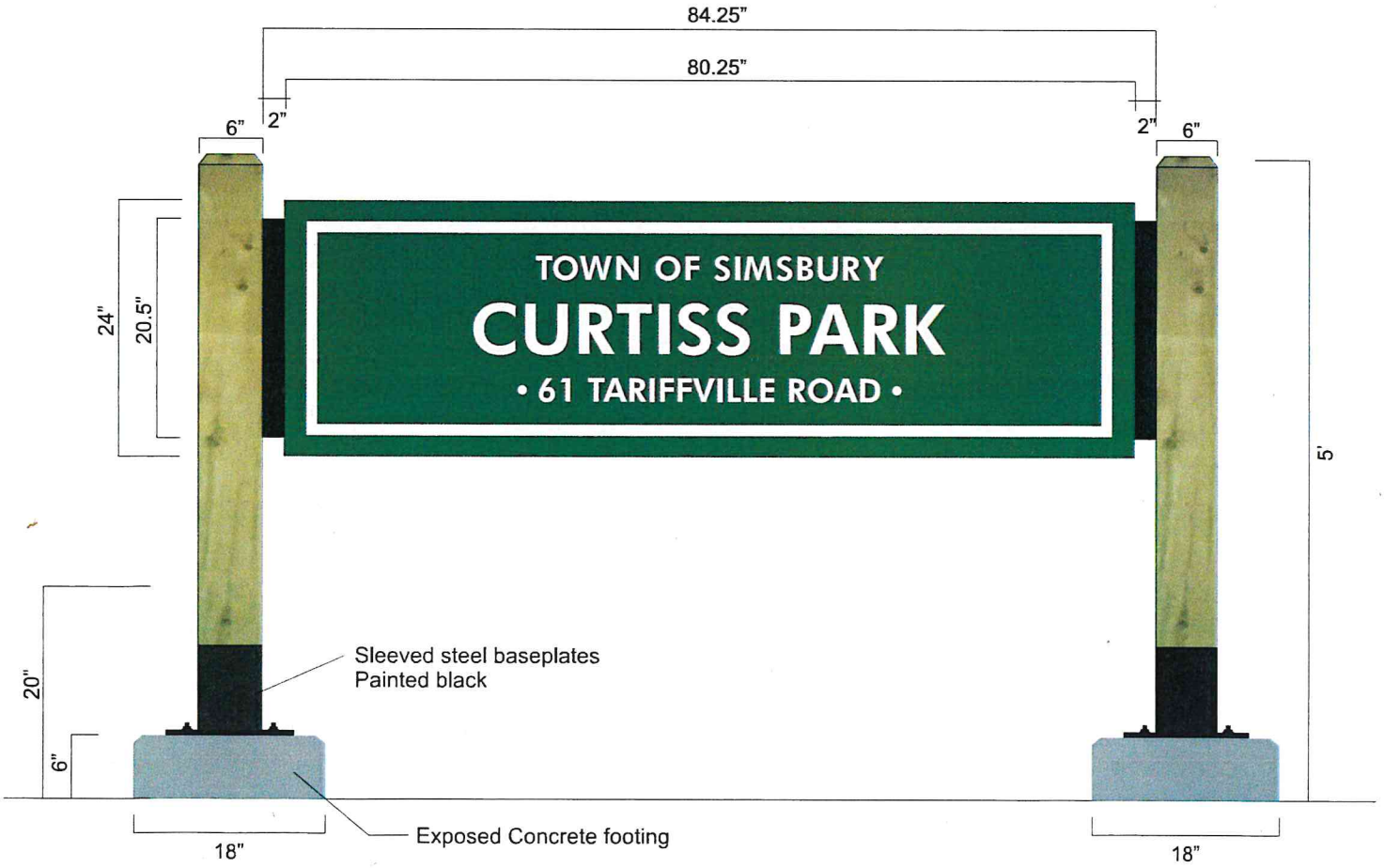
Signature of Owner *Date* *Signature of Agent* *Date* 8/5/26

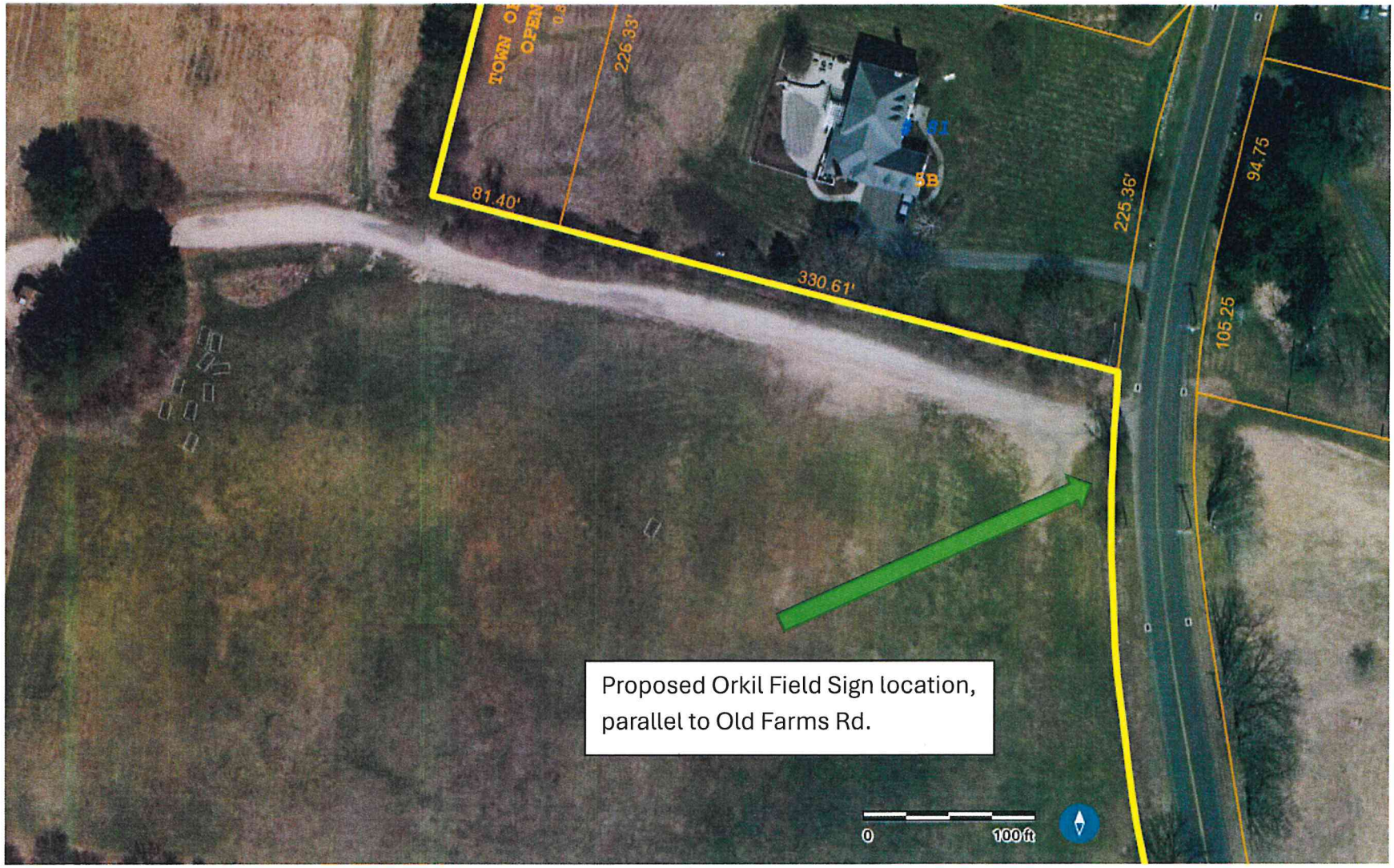
Telephone (860) 658-3245
Facsimile (860) 658-3206
www.simsbury-ct.gov
933 Hopmeadow Street
Simsbury, CT 06070



Park Entrance Single-sided Post & Panel Sign

2" HDU panels - Painted PMS 3435 Forest Green
V-Groove carved copy & borders - Painted White
6" x 6" Non-finished pressure treated posts




TOWN O
OPEN
226.33'
81
5B
81.40'
330.61'
225.36'
94.75
105.25
Proposed Orkil Field Sign location, parallel to Old Farms Rd.
0
100 ft

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2022.

Information on the Property Records for the Municipality of Simsbury was last updated on 8/5/2026.

Property Summary Information

Parcel Data And Values | Building | Outbuildings | Sales

Parcel Information

Location:	75 OLD FARMS ROAD	Property Use:	Vacant Land	Primary Use:	Residential
Unique ID:	04014938	Map Block Lot:	C08 418 005B	Acres:	0.9200
490 Acres:	0.00	Zone:	R-40	Volume / Page:	0159/0506
Developers Map / Lot:		Census:	4662020		

Value Information

	Appraised Value	Assessed Value
Land	125,000	87,500
Buildings	0	0
Detached Outbuildings	4,300	3,010
Total	129,300	90,510

Owner's Information

Owner's Data
TOWN OF SIMSBURY (MEADOW POND) SIMSBURY, CT 06070 SIMSBURY, CT 06070

Simsbury

Unique ID: 04014938 **Card No:** 1 Of 1

Location:	75 OLD FARMS ROAD	Map Id:	C08 418 005B	Zone:	R-40	Date Printed:	8/5/2026
		Neighborhood:	42			Last Update:	8/5/2026

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
TOWN OF SIMSBURY	0159/0506	7/15/1966		No	0
(MEADOW POND), SIMSBURY, CT 06070, SIMSBURY, CT 06070			Exempt		

Prior Owner History

Permit Number	Date	Permit Description

Supplemental Data

Census/Tract	4662020	I&E Status	
Dev Map ID		Chimnevs	
GIS ID		Cross Boarder Pro	
Route	1	In Home Business	
District		Conversion Review	
Utilities			

Appraised Value

Total Land Value	125,000
Total Building Value	0
Total Outbldg Value	4,300
Total Market Value	129,300

Acres

Land Type	Acres	490	Total Value
House Lot	0.92	0.00	125.000
Total	0.9200	0.00	125,000

State Item Codes

Code	Quantity	Value
11-Residential Land	0.92	87.500
14-Res Outbuilding	2.00	3.010

Assessment History (Prior Years as of Oct 1)

	2026	2025	2024	2023	2022
Land	87,500	87,500	87,500	87,500	87,500
Building	0	0	0	0	0
Outbuilding	3,010	3,010	3,010	3,010	3,010
Total	90,510	90,510	90,510	90,510	90,510

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals	0.00	0

Application Date: Expiration Date:

Comments

9/30/2007 CARPORT = PAVILLION;

Information may be deemed reliable, but not guaranteed.

Revaluation Date: 10/1/2022

Marc S. Nelson, MPA
Town Manager

George K. McGregor, AICP
Director

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT MEMORANDUM

To: Simsbury Design Review Board & Zoning Commission
From: Joseph Hollis, Code Compliance Officer
Date: July 23, 2026
Subject: **ZC 26-23**, An application of the Town of Simsbury, Owner, Tom Tyburski, Agent, for a special exception pursuant to Section 9.6 of the Simsbury Zoning Regulations to install an internally illuminated (LED Display) message sign for Simsbury Farms at 100 Old Farms Road (Assessor's Map Block Lot C09 101 006) Zone R-40.

Background

The applicant is requesting to install a ±15 sq. ft. freestanding sign near the sports facilities centrally located within Simsbury Farms at 100 Old Farms Road. The single-sided message board would display important information about the complex such as closures, upcoming events, or other announcements. On September 16, 2026, the Zoning Board of Appeals approved a variance to allow the use of internal illumination (LED display) for the message board. The approval was conditioned such that the messages displayed must be static for a minimum of 10 seconds each and the display must be powered off outside of facility hours.

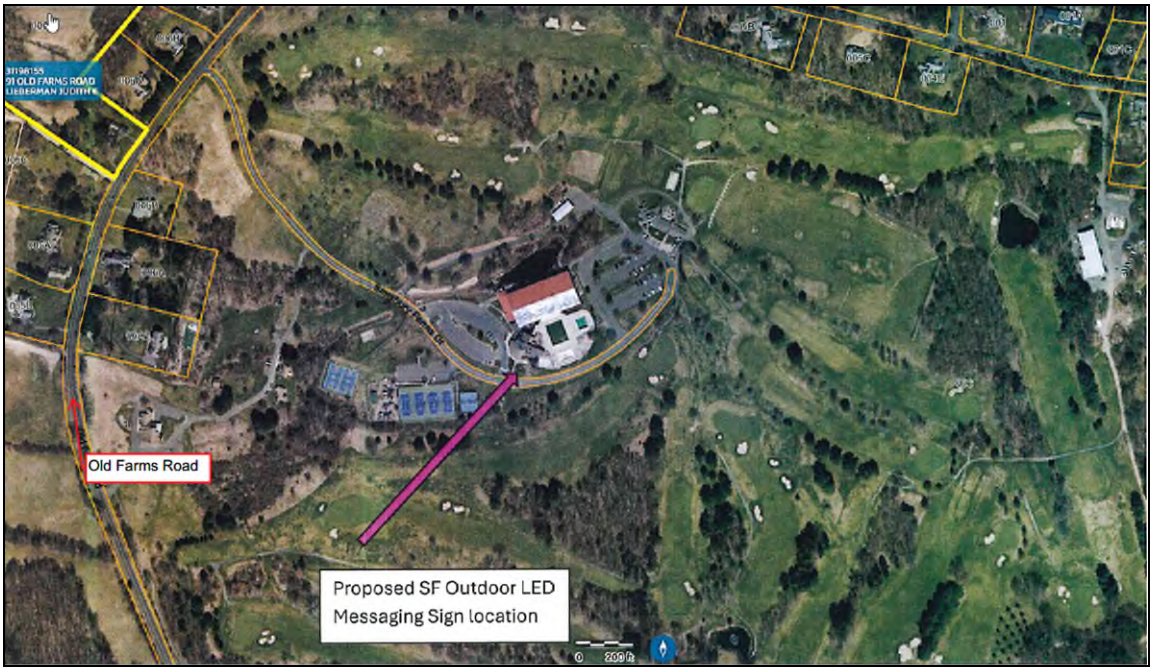


Figure 1 Sign Location

The zoning regulations limit municipal freestanding signs to 20 sq. ft. and allows them by special exception. Staff is working with the applicant on a landscaping plan, otherwise the proposal meets all design guidelines and zoning regulations.

Analysis:

Simsbury Farms Recreation Complex is 235.54 acres in size and contains a multitude of recreation uses such as a golf course, restaurant/club house, outdoor swimming pool, ice rink, playground, and additional sports courts. The sign will be centrally located on the property and will not be visible from Old Farms Road.

The regulations limit municipal freestanding signs in all zones to 20 sq. ft. and require a landscaped bed around the base of the sign. The variance approval allows the applicant to utilize an LED display to make up the messaging for the sign.

The proposal complies with all zoning requirements and would not negatively impact the surrounding property values, public health and safety, or the residential nature of that section of town.

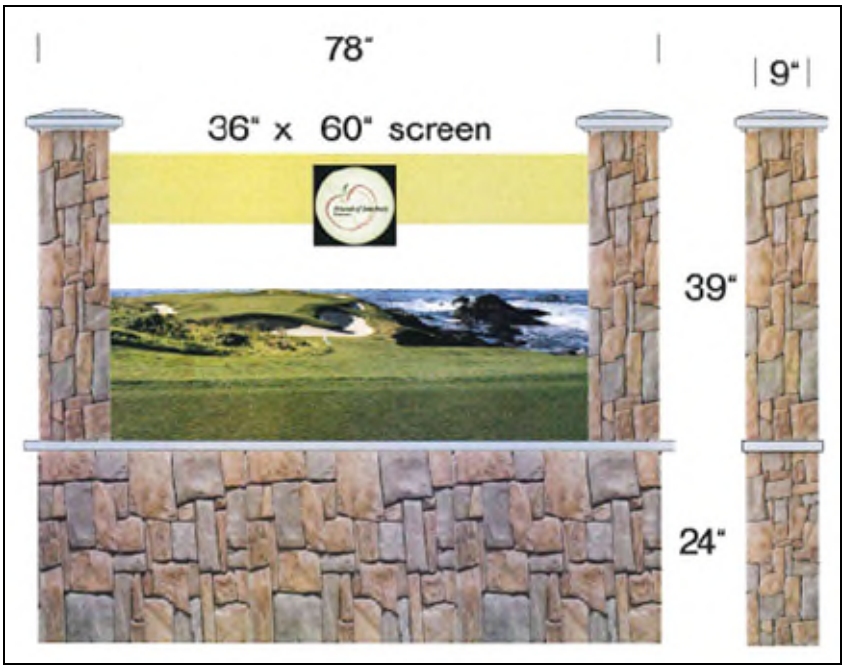


Figure 2 Proposed Sign

The support structure for the sign is an expanded polystyrene core with an aggregated acrylic outer coating that will be formed and colored to resemble brown river rock and bluestone enclosing the LED display. The sign is single sided with the screen visible to visitors coming into the facility. The design is consistent with the freestanding sign at the complex entrance on Old Farms Road.

In the Signage Section pages 28 - 34, the following guidelines are provided for the Design Review Board review process:

- Integrate the sign into the site plan, and ensure that it complements its surroundings.
- Avoid visual competition with other signs in the area.
- Minimize the number of building and directional signs to avoid repetition.

- Avoid markings on the pavement.
- Do not use advertising and business slogans. Signs may include information describing products sold or services provided.
- Design information to fit properly into the sign location attractively and without visual clutter.
- Avoid use of extremely small letters when the primary vantage is from the street rather than an adjacent sidewalk.
- Use symbols, logos, and illustrations as well as street number for identification.
- Use permanent, durable materials (e.g. stone, brick, or wood) on the bases of freestanding signs. Avoid texture-coated sheet metal or plastic.
- Use durable, weather-resistant and vandal-proof materials for the sign.
- Avoid extremely bright background colors (e.g. bright red, orange, or yellow).
- Coordinate sign background, trim, message color, and detail with the architecture it serves.
- Avoid a white or off-white color in a large field of illuminated background.
- Avoid visible raceways and transformers for individual letters.
- Avoid exposed guy wires or supports to stabilize signs.
- Trim edges of flat sheet signs (i.e. plywood) or frame to improve the finished appearance.
- Avoid use of plastic foam letters if possible, or properly cap each letter with plexiglass and secure with studs and glue.
- Use a flat or semi-gloss finish on the surface and avoid a glossy, plastic finish.

The Planning Department finds that the proposal conforms with the intent and guidance outlined in the Simsbury Guidelines for Community Design.

Design Review Board Draft Motion

MOVED, the Design Review Board submits a **positive referral** for **ZC 26-23**, An application of the Town of Simsbury, Owner, Tom Tyburski, Agent, for a special exception pursuant to Section 9.6 of the Simsbury Zoning Regulations to install an internally illuminated (LED Display) message sign for Simsbury Farms at 100 Old Farms Road (Assessor's Map Block Lot C09 101 006) Zone R-40. The referral is subject to the following conditions:

1. Prior to building permit issuance, the applicant shall submit a landscaping plan to the satisfaction of the Planning Department.

2. The project shall be developed in substantial conformance with the plans stamped received by the Simsbury Planning Department on 8/10/26.

3. The Board authorizes Staff to approve minor changes to the application.

Zoning Commission Draft Motion

MOVED, the Zoning Commission **approves ZC 26-23**, An application of the Town of Simsbury, Owner, Tom Tyburski, Agent, for a special exception pursuant to Section 9.6 of the Simsbury Zoning Regulations to install an internally illuminated (LED Display) message sign for Simsbury Farms at 100 Old Farms Road (Assessor's Map Block Lot C09 101 006) Zone R-40. The approval is subject to the following conditions:

1. The messages must be static for a minimum of 10 seconds each.

2. The sign shall be powered off outside of facility hours.

3. Prior to building permit issuance, the applicant shall submit a landscaping plan to the satisfaction of the Planning Department.

4. The project shall be developed in substantial conformance with the plans stamped received by the Simsbury Planning Department on 8/10/26.

5. The Board authorizes Staff to approve minor changes to the application.

Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application

RECEIVED
AUG 10 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

DATE: August 5 2026 FEE: $ N/A CK #: _____ APP #: 26-23

PROPERTY ADDRESS: 100 Old Farms Road. West Simsbury, CT 06092

NAME OF OWNER: Town of Simsbury, CT Culture, Parks and Recreation Dept

MAILING ADDRESS: 933 Hopmeadow St, Simsbury, CT 06070

EMAIL ADDRESS: _____ TELEPHONE: _____

NAME OF AGENT: Thomas Tyburski - Director Of Culture, Parks and Recreation

MAILING ADDRESS: 933 Hopmeadow Street, Simsbury, CT 06070

EMAIL ADDRESS: _____ TELEPHONE: _____

ZONING DISTRICT: _____ LOT AREA: _____ SQ FT/ACRES

Does this site have wetlands? ☐ YES ☐ NO Have you applied for a wetlands permit? ☐ YES ■ NO

REQUESTED ACTION (PLEASE CHECK APPROPRIATE BOX):

☐ **ZONE CHANGE**: The applicant hereby requests that said premises be changed from zone _____ to zone _____.

☐ **TEXT AMENDMENT:** Please attach proposed changes, including Sections and purposes.

☒ **SPECIAL EXCEPTION:** The applicant hereby requests a public hearing pursuant to Section _____.

☐ **SITE PLAN APPROVAL**: The applicant hereby requests

☐ FINAL ☐ SITE PLAN AMENDMENT pursuant to Section 11

☐ **SIGN PERMIT**

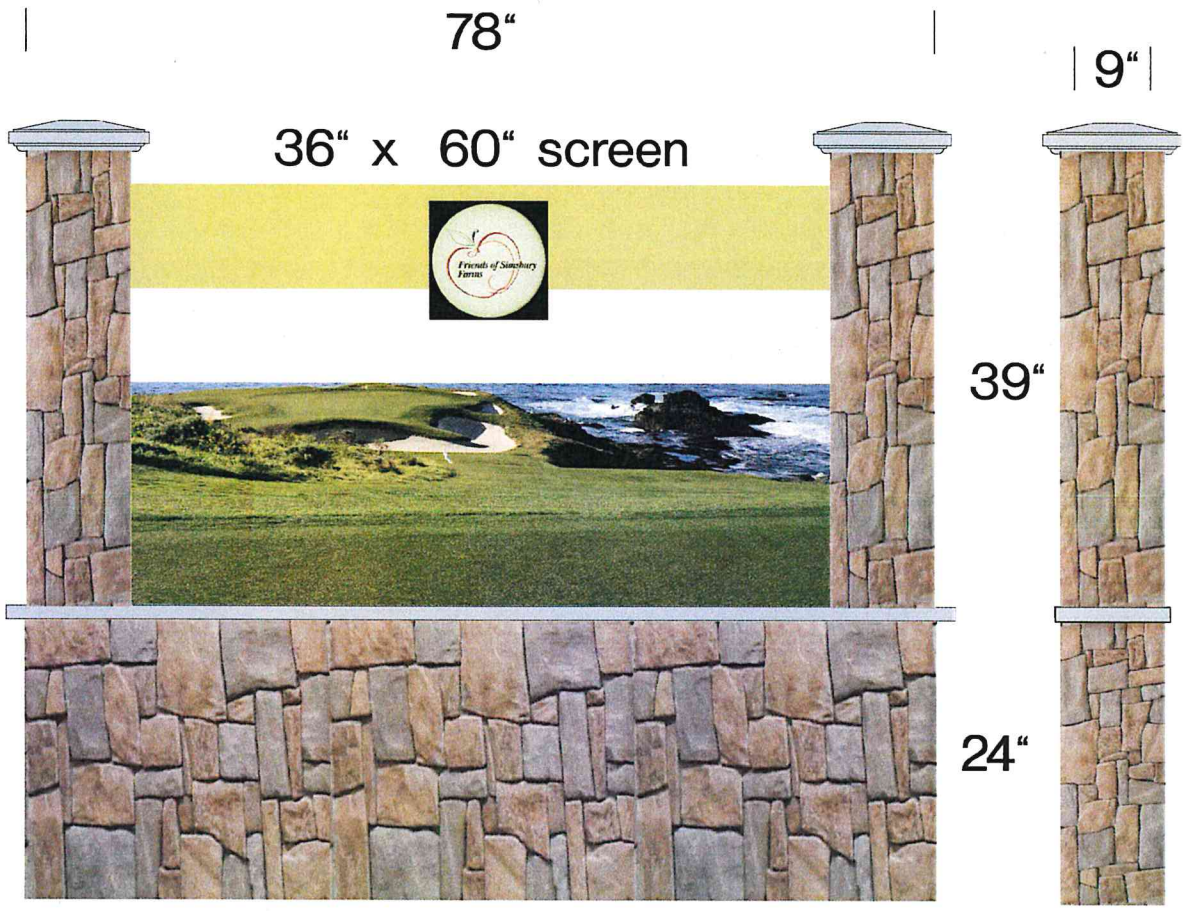
☐ **OTHER (PLEASE EXPLAIN)**: We are seeking to install a single sided "monument style" LED display sign to provide messaging to facility users and visitors about facility and town events and programs. The screen could also include messages related to facility hours or temporary closures due to weather or other unforeseen circumstances. The message display may also be used to highlight events, partnerships or welcoming special groups who may be using or renting the facility on a particular day.

A check payable to the Town of Simsbury must accompany this **original signed and dated** application. **One (1) complete sets of folded plans, one (1) completed application and correspondence including a project narrative** must be submitted. Please send PDF digitals to gmcgregor@simsbury-ct.gov.

Mark Welbes 8/10/26
Signature of Owner Owner Manager *Date*

Signature of Agent *Date* 8/7/26

Telephone (860) 658-3245
Facsimile (860) 658-3206
www.simsbury-ct.gov
933 Hopmeadow Street
Simsbury, CT 06070



PRODUCT SPECIFICATIONS

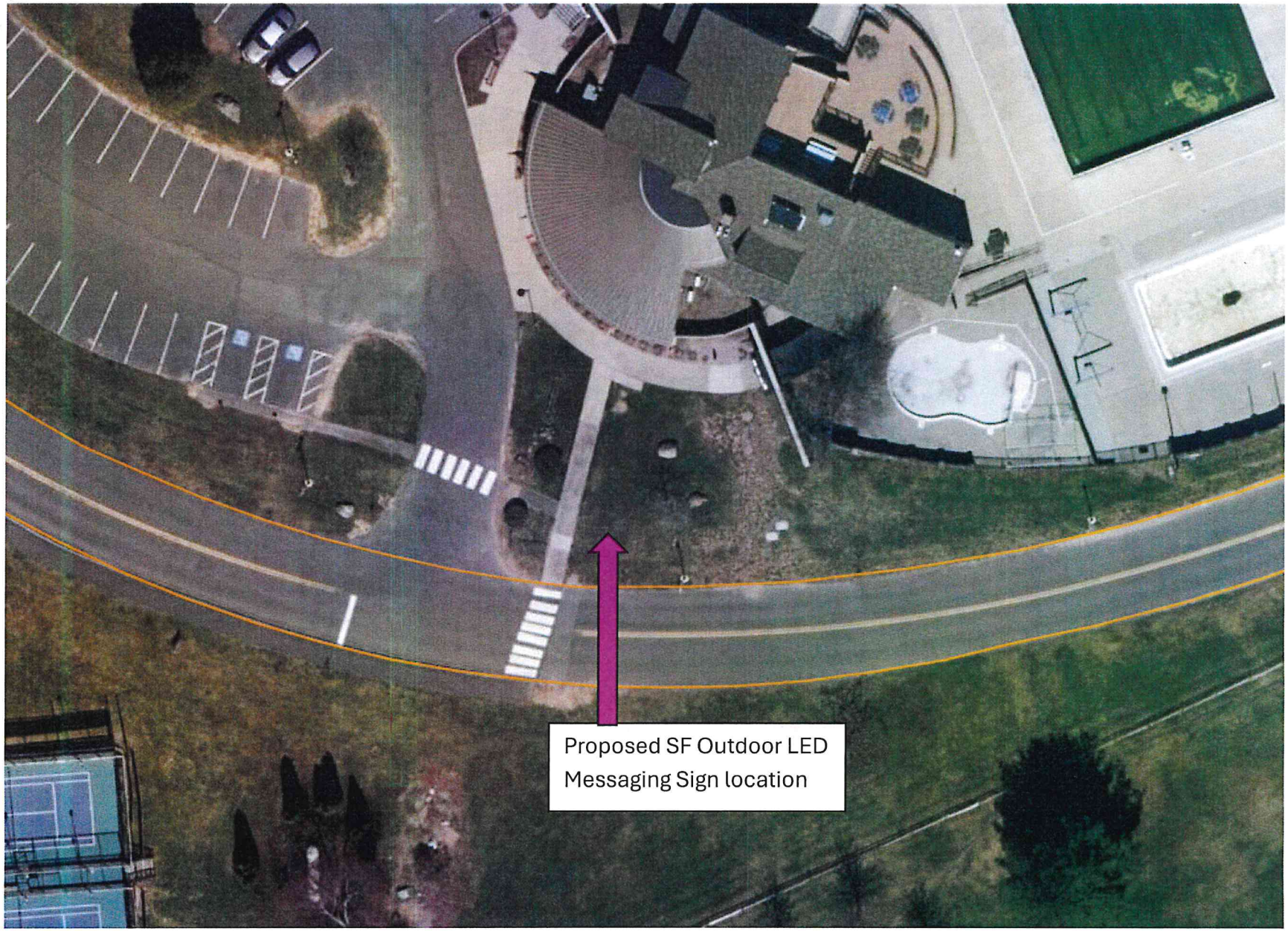
Pixel Pitch:	W6mm LED RGB
Pixel Matrix:	144H X 288W
Ventilation Style:	Front Ventilation
Cabinet Size:	41in H x 6ft 3in L x 5in D
Viewing Area:	36in H x 6ft L
Cabinet Style:	Single Face (Slim) Front Service
Character Size:	15 lines / 57.6 Characters at a 2" type
Approx. Weight:	309.00 Lbs.
Warranty:	Standard 5 Year Watchfire warranty applies.
Mfg. Lead Time:	3-5 weeks (Based on signed quote, receipt of deposit, and **artwork approval - if applicable)**
Electrical Service:	120 VOLT 13.0 amps (13.00 per face) Single Phase Service. Refer to the Installation manual for details on wiring. Based on 18 hours of operation a day, plus or minus 10% depending on how the sign is programmed. *Example: 8.1 KWHrs x $0.12 = $0.97/Day*

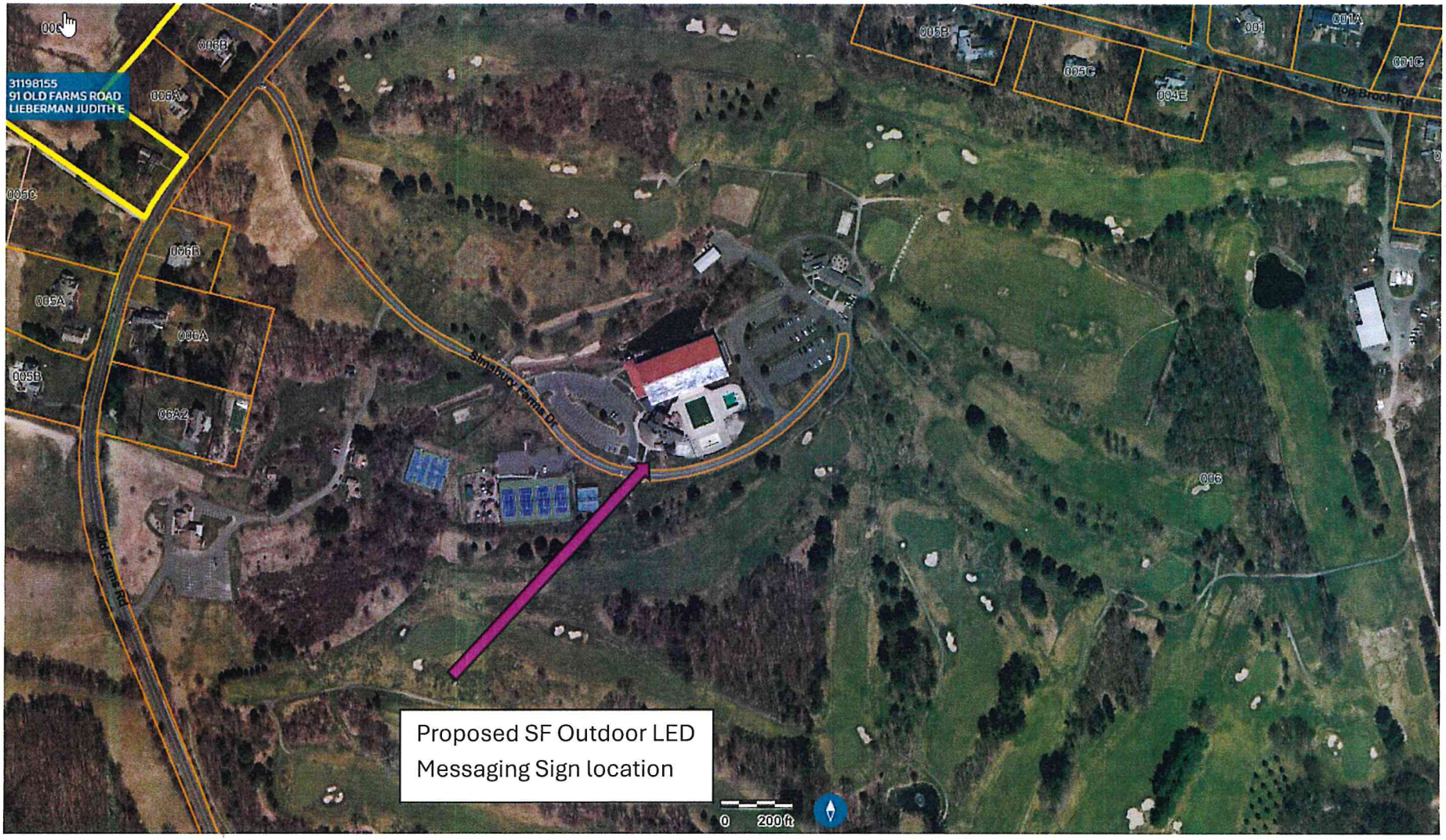
STANDARD FEATURES

Brightness	Daytime 7500 NITs Maximum;Nighttime 700 NITs Maximum
Color	LED RGB
Color Capability	Min. 1.2 Quintillion
Includes	Ignite Graphics Software
Video	Plays prerecorded clips, Animated Text & graphics
Viewing Angles	150 Horizontal/95 Vertical

OPTIONS

Software	Ignite OPx (cloud-based)
Software Training	Web Based
Communications	OPx - 4G Wireless with Watchfire Cellular Data Plan
Wireless Data Plan	Life-of-sign
Power Requirements	US 120 Volts
Hardware Sensor	Not Ordered
Sign Mounting Kit	SF Mounting Angles
Installation Technician	Not Ordered
Warranty	Standard 5-Year Parts


Proposed SF Outdoor LED
Messaging Sign location


31198155
91 OLD FARMS ROAD
LIEBERMAN JUDITH E
Old Farms Rd
Simsbury Farms Dr
Hop Brook Rd
Proposed SF Outdoor LED
Messaging Sign location
0
200 ft

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2022.

Information on the Property Records for the Municipality of Simsbury was last updated on 8/5/2026.

Parcel Information

Location:	100 OLD FARMS ROAD	Property Use:	Public Use	Primary Use:	Community Recreation Center
Unique ID:	04014930	Map Block Lot:	C09 101 006	Acres:	235.5400
490 Acres:	0.00	Zone:	R-40	Volume / Page:	0175/0356
Developers Map / Lot:		Census:	4662020		

Value Information

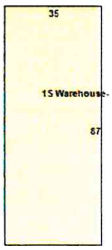
	Appraised Value	Assessed Value
Land	3,190,000	2,233,000
Buildings	3,427,100	2,398,970
Detached Outbuildings	771,000	539,700
Total	7,388,100	5,171,670

Owner's Information

Owner's Data
TOWN OF SIMSBURY (ORKIL FARMS REC COMPLEX) 933 HOPMEADOW STREET SIMSBURY, CT 06070

Building 1





Above Grade:	3,045	Below Grade:	0	Below Grade Finish:	0
Construction:	Average	Year Built:	1960	Heating:	Hot Water
Fuel:	Oil	Cooling Percent:	0%	Siding:	Metal
Roof Material:	Raised Metal	Beds/Units:	0		

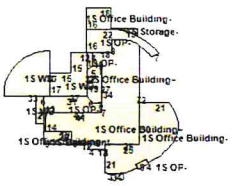
Special Features

Overhead Doors	2

Attached Components

Building 2





Category:	Office	Use:	Office Building	Stories:	1.00
Above Grade:	5,270	Below Grade:	3,124	Below Grade Finish:	0
Construction:	Average	Year Built:	1972	Heating:	Hot Water
Fuel:	Oil	Cooling Percent:	20%	Siding:	Wood Shingles
Roof Material:	Asphalt	Beds/Units:	0		

Special Features

Commercial Elevator	1
Extra Plumbing Fixtures	32

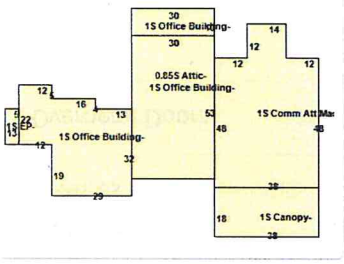
Attached Components

Type:	Year Built:	Area:
Comm Extension Basement	1972	180
Wood Deck	1960	120
Wood Deck	1960	639
Wo[illegible]Deck	1960	875

Type:	Year Built:	Area:
Open Porch	1960	33
Open Porch	1960	517
Open Porch	1960	46
Open Porch	1960	459

Building 3

Photo Not Available



Category:	Office	Use:	Office Building	Stories:	1.00
Above Grade:	3,146	Below Grade:	0	Below Grade Finish:	0
Construction:	Average	Year Built:	1930	Heating:	Hot Water
Fuel:	Oil	Cooling Percent:	0%	Siding:	Vinyl
Roof Material:	Arch Shingles	Beds/Units:	0		

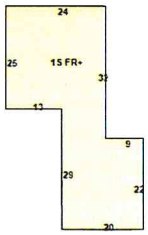
Special Features

Attached Components

Type:	Year Built:	Area:
Comm Unfinished Attic	1930	1,352
Canopy Canopy	1930	684
Comm Attached Masonry Garage	1930	1,992
Enclosed Porch	1930	65

Building 4





Use:					
Style:	Ranch	Year Built:	1940	Condition:	Average
Living Area:	1,117	Total Rooms:	4	Bedrooms:	2
Full Baths:	1	Half Baths:	0	Kitchens:	1
Fireplaces:	1	Heating:	Hot Water	Fuel:	Oil
Cooling Percent:	0%	Basement Area:	1,117	Basement Finished Area:	0
Basement Garages:	0	Roof Material:	Arch Shingles	Siding:	Vinyl
Units:					

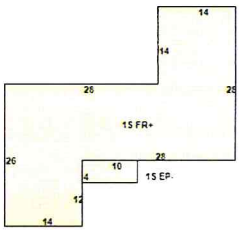
Special Features

Extra Plumbing Fixtures	12
Overhead Doors	3

Attached Components

Building 5





Building Use:	Single Family	Stories:	1.00	Construction:	Wood Frame
Style:	Ranch	Year Built:	1950	Condition:	Average
Living Area:	952	Total Rooms:	4	Bedrooms:	2
Full Baths:	1	Half Baths:	0	Kitchens:	1
Fireplaces:	0	Heating:	Hot Water	Fuel:	Oil
Cooling Percent:	0%	Basement Area:	952	Basement Finished Area:	0

Basement Garages:	0	Roof Mat:	Arch Shingles	Siding:	Vinyl
Units:					

Special Features

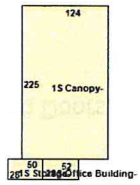
Fireplace	1

Attached Components

Type:	Year Built:	Area:
Enclosed Porch	2000	40

Building 6





Category:	Office	Use:	Office Building	Stories:	1.00
Above Grade:	2,856	Below Grade:	0	Below Grade Finish:	0
Construction:	Average	Year Built:	2001	Heating:	Susp. Space
Fuel:	Gas	Cooling Percent:	0%	Siding:	Concrete Block
Roof Material:	Raised Metal	Beds/Units:	0		

Special Features

Attached Components

Type:	Year Built:	Area:
Canopy Canopy	1972	27,900

Building 7



Building Use:	Single Family	Stories:	1.40	Construction:	Wood Frame
Style:	Cape	Year Built:	1947	Condition:	Average



Area:		Rooms:			
Full Baths:	1	Half Baths:	0	Kitchens:	1
Fireplaces:	0	Heating:	Hot Water	Fuel:	Oil
Cooling Percent:	0%	Basement Area:	759	Basement Finished Area:	0
Basement Garages:	0	Roof Material:	Arch Shingles	Siding:	Vinyl
Units:					

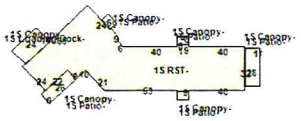
Special Features

Extra Plumbing Fixtures	2	**Type:**	**Year Built:**	**Area:**
Overhead Doors	2	Enclosed Porch	1947	32

Attached Components

Building 8

Photo Not Available



Category:	Restaurant	Use:	Restaurant	Stories:	1.00
Above Grade:	5,452	Below Grade:	0	Below Grade Finish:	0
Construction:	Average	Year Built:	2002	Heating:	FHA
Fuel:	Gas	Cooling Percent:	100%	Siding:	Board & Batten
Roof Material:	Asphalt	Beds/Units:	0		

Special Features

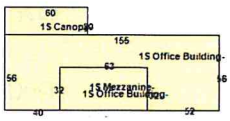
Attached Components

Type:	**Year Built:**	**Area:**
Car Canopy	2001	54

Type:	Year Built:	Area:
Canopy Canopy	2001	308
Canopy Canopy	2001	57
Canopy Canopy	2001	332
Canopy Canopy	2001	54
Canopy Canopy	2001	237
UnCovered Loading Dock	2001	332
Comm Concrete/Masonry Patio	2001	57
Comm Concrete/Masonry Patio	2001	54
Comm Concrete/Masonry Patio	2001	54
Comm Concrete/Masonry Patio	2001	237
Comm Concrete/Masonry Patio	2001	308

Building 9





Category:	Office	Use:	Office Building	Stories:	1.00
Above Grade:	8,678	Below Grade:	0	Below Grade Finish:	0
Construction:	Good	Year Built:	2011	Heating:	FHA
Fuel:	Gas	Cooling Percent:	0%	Siding:	Metal
Roof Material:	Raised Metal	Beds/Units:	0		

Special Features

Extra Plumbing Fixtures	14
Other	5

Attached Components

Type:	Year Built:	Area:
Canopy Canopy	2002	1,200
Finished Mezzanine	2002	2,016

Detached Outbuildings

Type:	Year Built:	Length:	Width:	Area:
Comm 1 Sty FR Barn	1960			2,520
Canopy Canopy	1980			684
Canopy Canopy	1972	21	9	189
Tennis Courts	1980			24,576
Wood Deck	1972	68	19	1,292
Wood Deck	1985			3,960
Fencing Fencing	1972			540
Fencing Fencing	1972			183
Fencing Fencing	1972			1,480
Fencing Fencing	1972	132	6	792
Fencing Fencing	1972	14	13	182
Fencing Fencing	1972	24	8	192
Fencing Fencing	1972	220	4	880
Fencing Fencing	1972	24	4	96
Fencing Fencing	1972	109	3	327
Fencing Fencing	1972			28
Att FR Garage	1972	76	24	1,824
Concrete Pool	1980			616
Concrete Pool	1972	50	24	1,200
Concrete Pool	1975	75	60	4,500
Concrete Pool	1975	40	36	1,440
Comm Brick Patio	2005			2,004
Comm Concrete/Masonry Patio	1972	8	6	48
Comm Concrete/Masonry Patio	1972	17	17	289
Comm Concrete/Masonry Patio	2002			2,200

Type:	Year Built:	Length:	Width:	Area:
Comm Concrete/Masonry Patio	1972	6	4	24
Comm Concrete/Masonry Patio	1972	19	17	323
Comm Concrete/Masonry Patio	1972	215	5	1,075
Comm Concrete/Masonry Patio	2005			1,256
Comm Concrete/Masonry Patio	1972	4	4	16
Comm Concrete/Masonry Patio	1972			434
Conc/Mas Patio	1972	14	6	84
Paving Paving	1972			120,831
Paving Paving	1972			152,904
Light Pole 1 Each	1972			37
Light Pole 2 Each	1972			6
Light Pole 4 Each	1972			4
Open Porch	1990	6	4	24
Frame Shed	1972	52	15	780
Frame Shed	1972	22	21	462
shed <200	2005	14	11	154
shed <200	1972	10	8	80
shed <200	1972	11	6	66
shed <200	1990	6	6	36
shed <200	2010	16	12	192

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
TOWN OF SIMSBURY	0175	0356	12/12/1968		$0

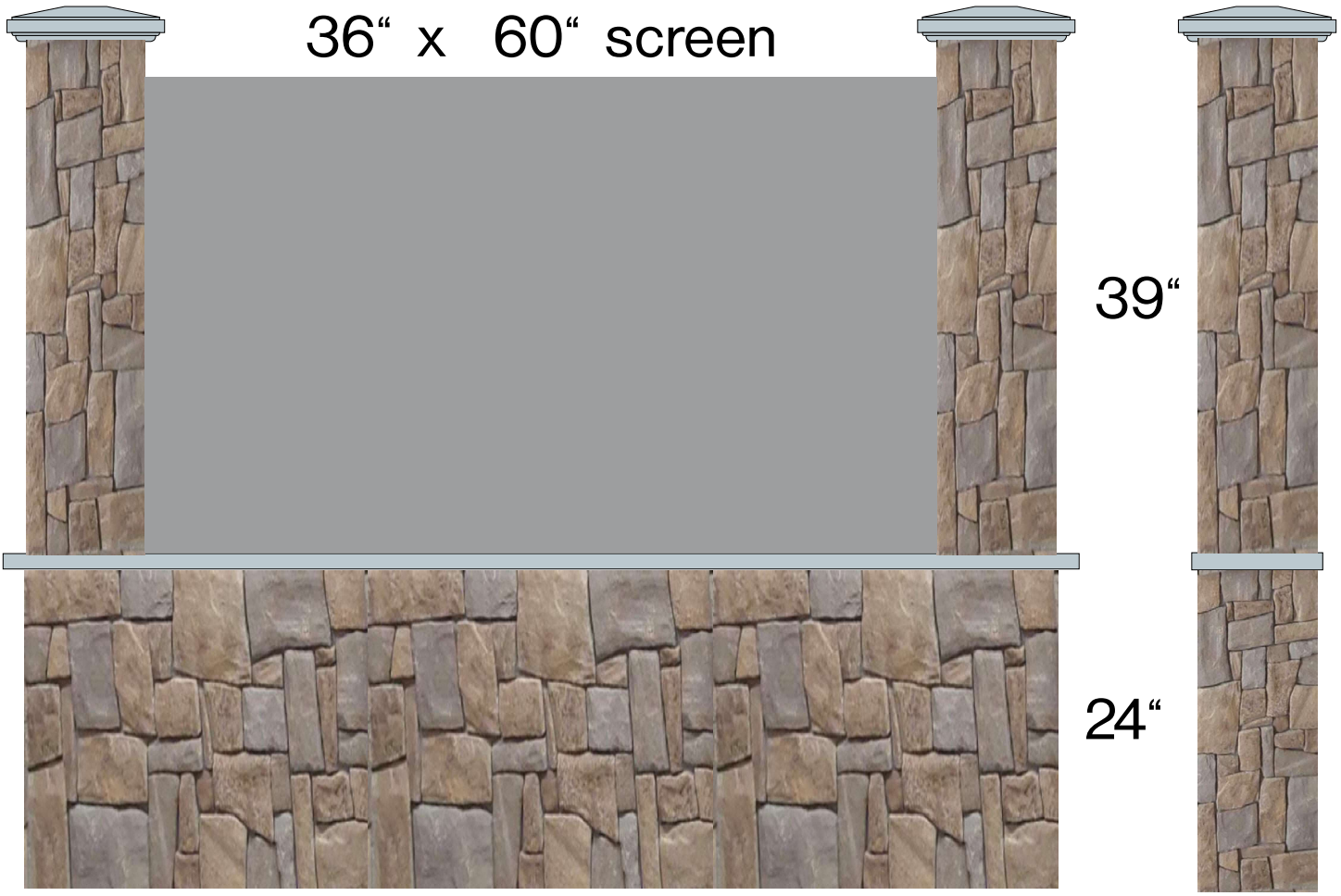
Information Published With Permission From The Assessor

Back

78“

9“

36“ x 60“ screen

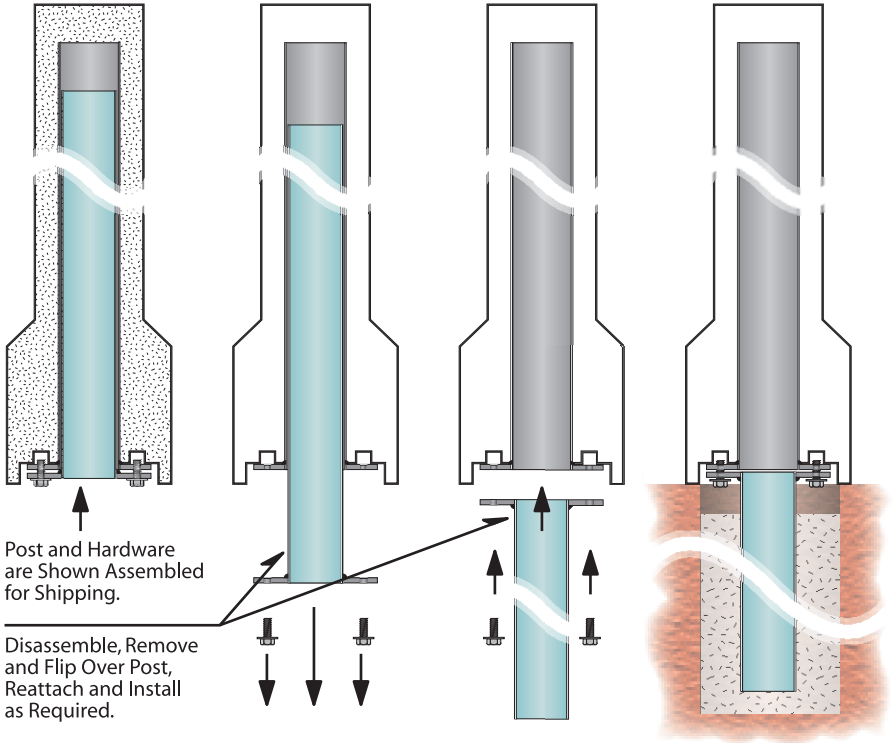


39“

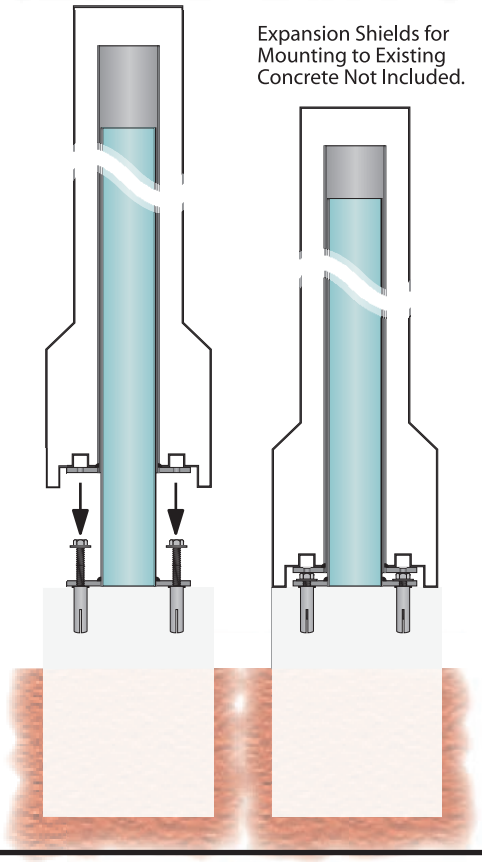
24“

"We are Pleased to Introduce Our New 6061 T6 Aluminum Alloy Mounting System."

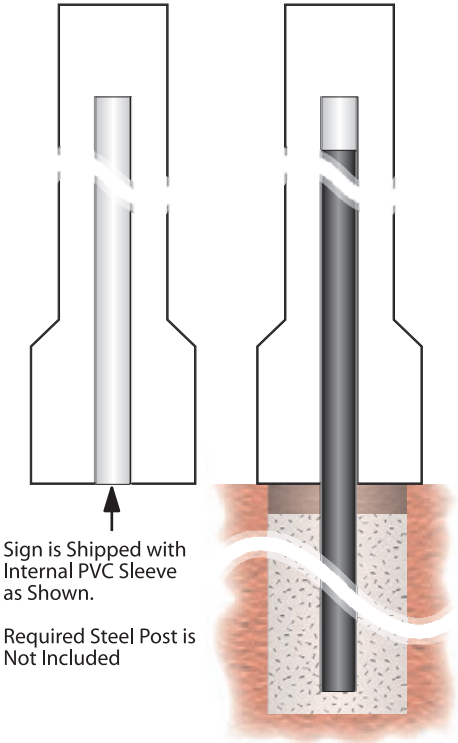
Optional Mounting System (Patent Pending 2002)
(Direct Burial Method Shown)



Optional Mounting System
(Concrete Pad Method Shown)



Standard Mounting System
(Direct Burial)



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Optional System Includes:

2 Each 4.26" I.D., 6061 T6 Aluminum Internal Post Sleeves with 7-1/2" x 9"' x .375 Aluminum Plates with Drilled & Tapped Mounting Holes for 1/2" x 1-1/2" Stainless Steel Mounting Bolts.
2 Each 4" O.D., 6061 T6 Aluminum Mounting Posts with 7-1/2" x 9"' x .375 Aluminum Plates with Drilled Mounting Holes
8 Each 1/2" x 1-1/2" Stainless Steel Mounting Bolts.

Standard System Includes:

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Steel Mounting Post by Others
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COST EFFECTIVE *- Ability to Ship Posts Inside Sign Saves Shipping Costs.*
ENGINEERED FOR STRENGTH *- High Grade 6061 T6 Alloy and "Pass Through" Continuous Weld Method Plate Attachment. No "Butt" Welds.*
DURABLE *- Aluminum Mounting Post to Have Painted Surface to Prevent Corrosion from Contact to Concrete. Never Rusts.*

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November 28th 2026

5-8:30 PM

Simsbury
PARKS + RECREATION

The Simsbury Farms Ice Rink will open on Saturday, 11/6, for the season!

Public Skating Hours:

Monday - Friday, 10 AM-12 PM

Sunday, 2:15 PM-4:15 PM

Simsbury
PARKS + RECREATION

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Monday-Friday, 9 AM-4:30 PM

Check out our website for program information, registration, and weather-related cancellations:

SimsburyRec.com

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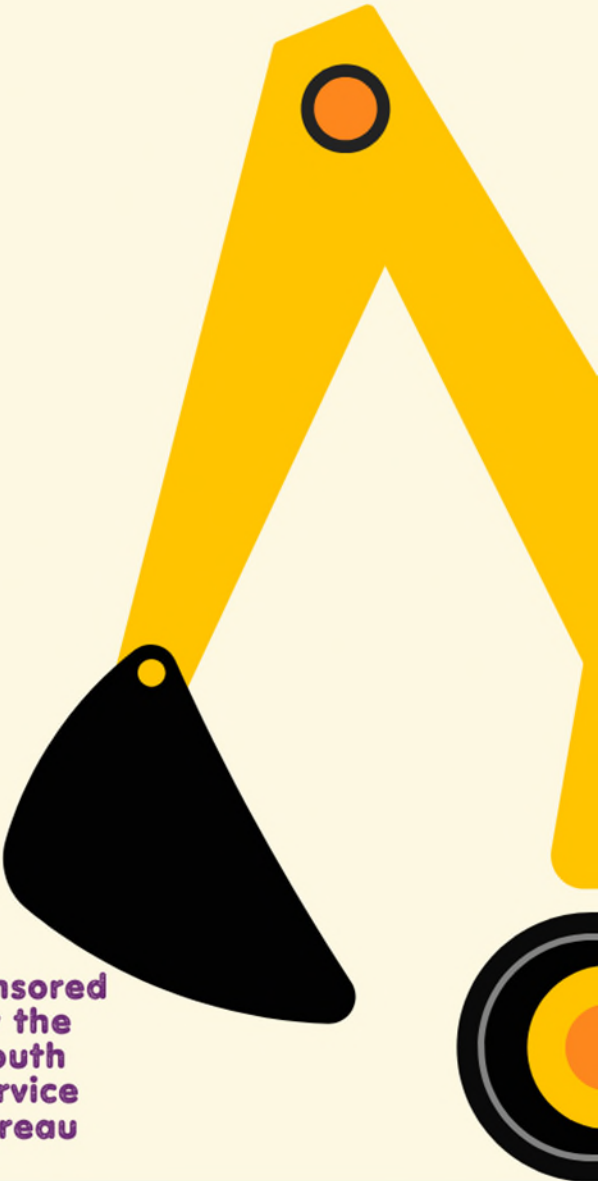
SATURDAY, JUNE 20TH, 8 AM-11 AM





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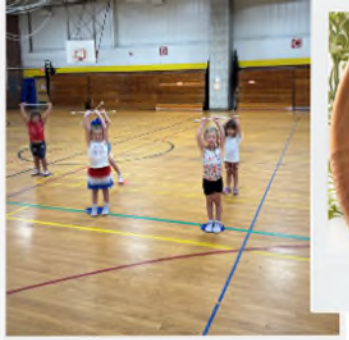





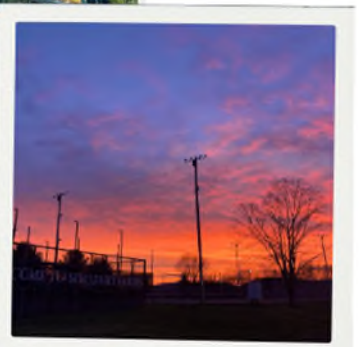











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Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

RECEIVED
AUG 10 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

ZONING COMPLIANCE REVIEW- $25.00 #____-____

Applicant Name:		**Property Owner:** Robert Kevorkian Higleyville LLC		
Property Address: 1406 Hopmeadow St Simsbury,CT 06070				
Contact Info (phone, email):				
Permit Mailing Address: 400 Salmon Brook St Granby,CT 06035				
Proposed Structure: Signage	**Sq. Ft.** 520	**Length:** 38.5'	**Width:** 14'	**Height:** 10'
Proposed Use: Salon		**Existing Use:** Salon (prior business)		
Zoning District: B2	**Variance: Yes/No**	**Parcel Size:** 2.57 acre		
Flood Zone: No	**Wetlands: Yes/No**	**If yes, approval date:** N/A		
1st Floor Area: 520 sq. ft.	**2nd Floor Area:** N/A sq. ft.	**Historic District: Yes/No**		
Special Exception: Yes/No; Describe: N/A				
Comm/Industrial/Business Structures: Coverage: Existing % 18.4% **Proposed %** 18.4%				

Please provide:

1. **A copy of a map or site plan, drawn to scale, to include the following:**
   - **Location and exact dimensions of all boundaries of the lot;**
   - **Location of wetlands and watercourses on or near property;**
   - **Location and exact dimensions of all existing and proposed structures, septic system and water supply;**
   - **Exact distance of proposed structures from property lines;**
   - **A floor plan if the application is for a commercial change of use.**
2. **Staff may require additional information based on the type of permit required.**

REQUIRED ZONING INSPECTIONS- OFFICE USE ONLY

□ E&S compliance □ Foundation As Built □ Final As- Built □Certificate of Occupancy □ Site Plan Compliance □ Limits of Clearing □ Final Zoning Compliance

APPROVED: _____ **Date:** _____ **DENIED:** _____ **Date:** _____

FOR OFFICE USE ONLY

CERTIFICATE OF OCCUPANCY SIGN OFF

A request has been made for Certificate of Occupancy for a, _____ **(structure), at,** _____ **(address), Building Permit #**_____.

Departments	Signature/Sign off	Date
Health Dept/FVHD		
Sewer- Public		
Fire Marshal		
Zoning/ZBA		
Wetlands		
HDC		
Engineering		
Comments		

08-12-2026 4472 CHECK 25.00

RECEIVED
AUG 12 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

8/3/26

To the Office of Simsbury Community Planning and Development,

This application is regarding a permanent sign change for the business at 1406 Hopmeadow ST in Simsbury, CT.

I am looking to replace the signage from a previous business with a new sign, from Falcon Sign. This includes the signage above the door and for a street facing sign to reflect the name and focus of my business.

Material: 1" thick PVC cutout and painted letters on aluminum sheet for the building. Sheet aluminum for the road directories.

Time frame: September/October

I have included the design plan for approval. Color palette (warm red brown/beige cream) and lighting around the signage will not be changed. The agent applying the new sign is the same person who applied the current (pervious tenants) sign.

Thank you,

Andrea Saunders
Looked Body Adornment

Sign to be replaced

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AUG 12 2026
TOWN OF SIMSBURY
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Sign to be replaced

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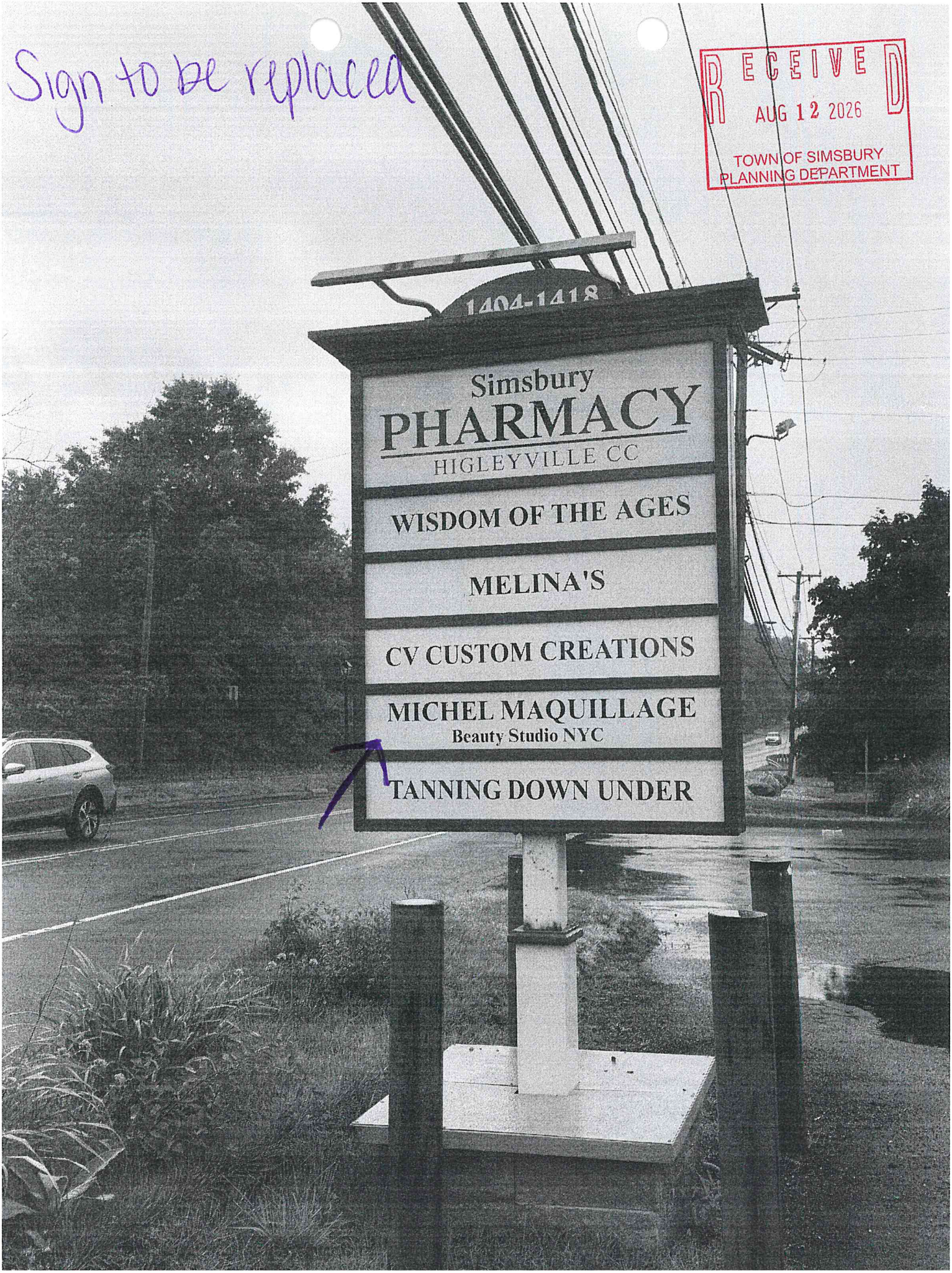



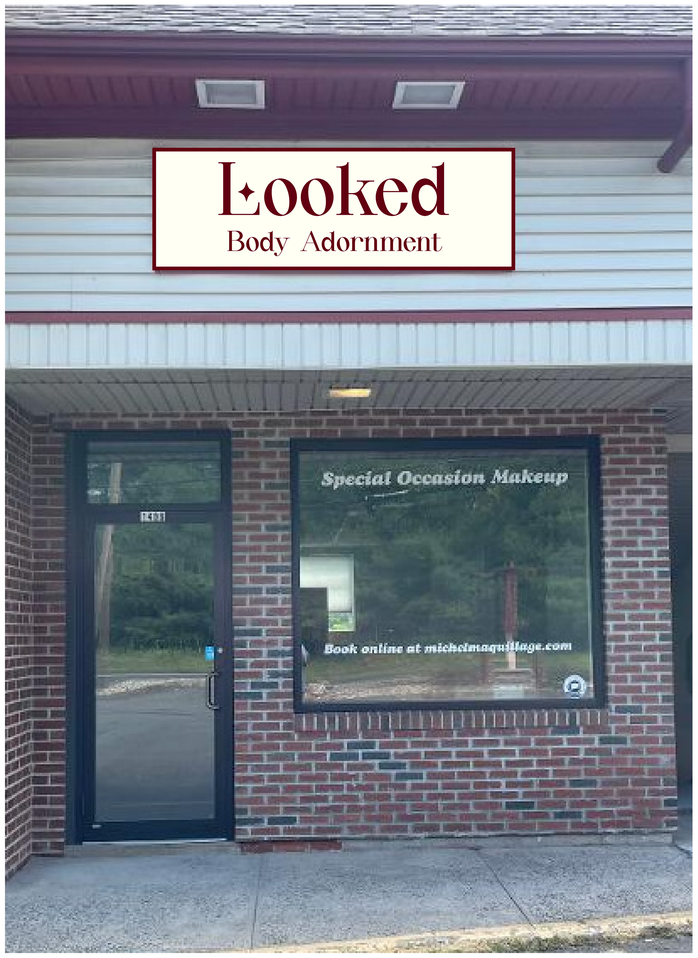

PROJECT NAME: Looked	**DATE:** 07/27/2026	**SCALE:** NA	FALCON SIGN 6 D Herman Drive East Granby, CT.06026 (860)-882-3557
	EST. DELIVERY:	**DRAWN BY:** CG	
	DELIVERY METHOD: Install	**FILE NO:** CS1	

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AUG 12 2026
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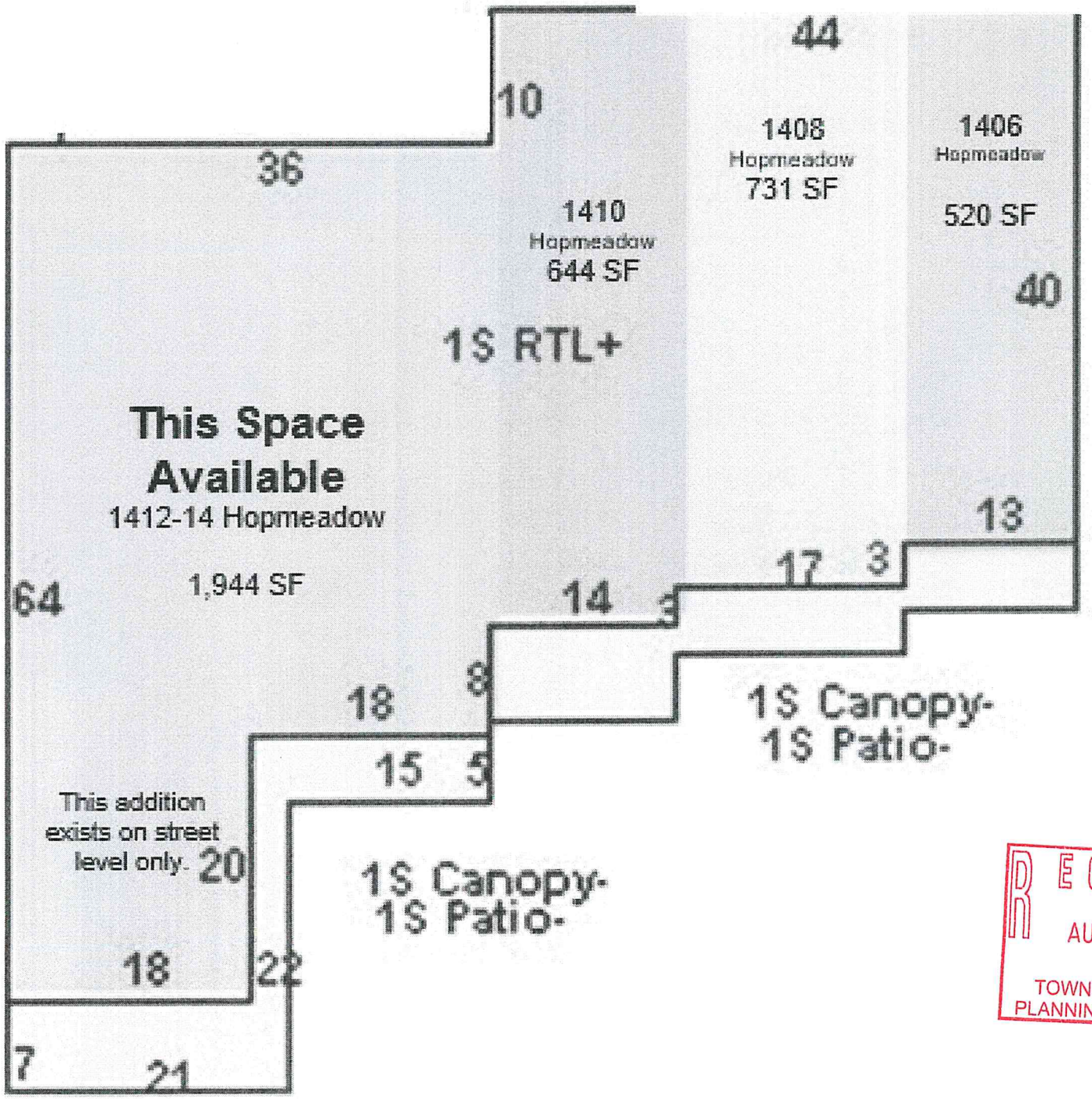

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AUG 12 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

Marc S. Nelson, MPA
Town Manager

George K. McGregor, AICP
Director

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT MEMORANDUM

To: **Simsbury Design Review Board**
From: **Joseph Hollis, CZEO**
Date: **September 9, 2026**
Subject: **Zoning Compliance Review** of Robert Kevorkian a.k.a Higleyville, LLC, Owner; Andrea Saunders, Applicant; for sign permit to install one ± 12 s.f. wall sign and one freestanding sign insert for the tenant fit out of Looked at 1406 Hopmeadow Street (Map Block Lot I04 439 004A-1), Simsbury, Zone B-2.

Background

The sign permit for the Looked salon includes a wall sign mounted above the tenant space formerly occupied by Michel Maquillage Beauty Studio and tenant panel insert on the existing freestanding sign for the plaza at 1406 Hopmeadow St.

The parcel is 0.48 acres and is situated in the plaza across from the Skating Center off Rt.10.

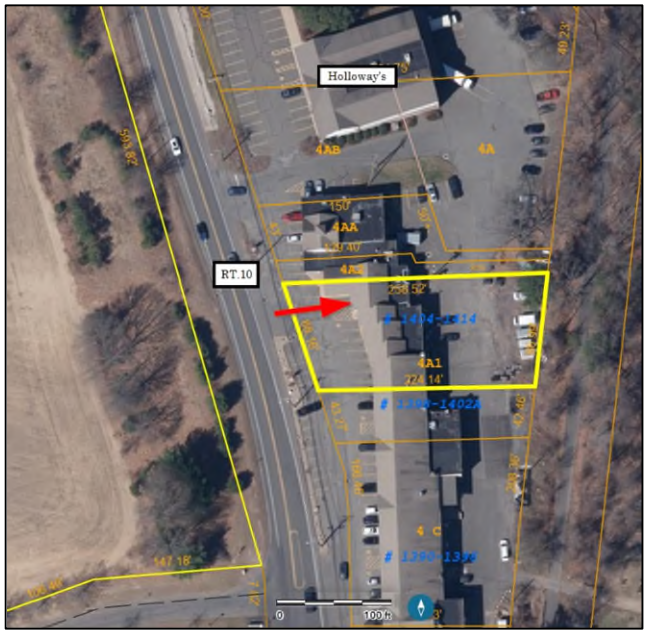


Figure 1 Business Location

Staff Analysis

The 12 s.f. wall sign and freestanding insert are the same as the previous sign in color scheme, size, location, and lighting. The proposal meets all zoning requirements. The wall sign is an aluminum panel with 1-inch thick, polyvinyl chloride (PVC) painted letters. The wall sign and business location is shown in Figure 1 above. The proposed sign designs are on the following page.

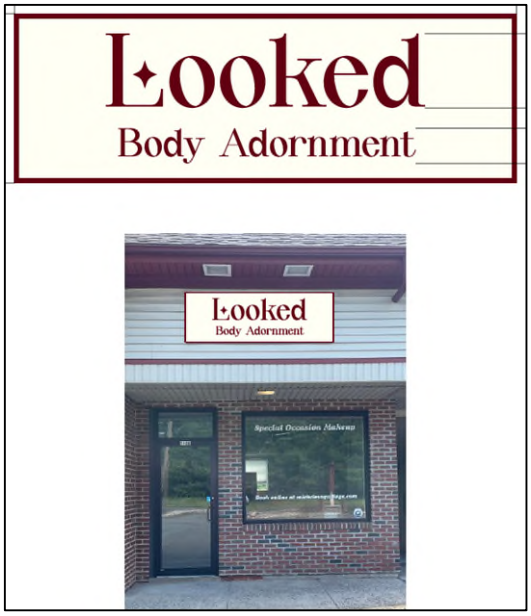


Figure 2 Proposed Wall Sign



Figure 3 Proposed Freestanding Insert (Colors to Match Existing Conditions)

The color scheme for both signs will match the rest of the plaza.

Staff finds the proposal is consistent with the Simsbury Zoning Regulations and the Guidelines for Community Design.

Draft Motion

MOVED, the Design Review Board submits a positive referral for the **Zoning Compliance Review** of Robert Kevorkian a.k.a Higleyville, LLC, Owner; Andrea Saunders, Applicant; for sign permit to install one ± 12 s.f. wall sign and one freestanding sign insert for the tenant fit out of Looked at 1406 Hopmeadow Street (Map Block Lot I04 439 004A-1), Simsbury, Zone B-2. The referral is based on the following conditions:

1. The project shall be developed in substantial conformance with the sign plan stamped received by the Simsbury Planning Department on August 12, 2026.

2. Staff can approve minor modifications to the approved plans prior to implementation in the field.

Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

RECEIVED
AUG 31 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

ZONING COMPLIANCE REVIEW- $25.00 #____-____

Applicant Name: Pamela Brealey			**Property Owner:** Simsbury Commons LLC		
Property Address: 498 Bushy Hill Rd					
Contact Info (phone, email)					
Permit Mailing Address: 38 Elm Street, Meriden, CT 06450					
Proposed Structure: Wall Sign	**Sq. Ft.** 98.75		**Length:** 27'.10"	**Width:**	**Height:** 3'.5"
Proposed Use: Gym			**Existing Use:** Gym		
Zoning District: B3	**Variance: Yes/No** No		**Parcel Size:**		
Flood Zone: NO	**Wetlands: Yes/No** No		**If yes, approval date:**		
1st Floor Area: _____sq. ft.	**2nd Floor Area:** _____sq. ft.		**Historic District: Yes/No** No		
Special Exception: Yes/No: Describe: no					
Comm/Industrial/Business Structures: Coverage: Existing % _____ **Proposed %**_____					

Please provide:

1. **A copy of a map or site plan, drawn to scale, to include the following:**
   - **Location and exact dimensions of all boundaries of the lot;**
   - **Location of wetlands and watercourses on or near property;**
   - **Location and exact dimensions of all existing and proposed structures, septic system and water supply;**
   - **Exact distance of proposed structures from property lines;**
   - **A floor plan if the application is for a commercial change of use.**
2. **Staff may require additional information based on the type of permit required.**

REQUIRED ZONING INSPECTIONS- OFFICE USE ONLY

□ E&S compliance □ Foundation As Built □ Final As- Built □Certificate of Occupancy □ Site Plan Compliance □ Limits of Clearing □ Final Zoning Compliance

APPROVED: _____ **Date:** _____ **DENIED:** _____ **Date:** _____

FOR OFFICE USE ONLY

CERTIFICATE OF OCCUPANCY SIGN OFF

A request has been made for Certificate of Occupancy for a, _____ **(structure), at,** _____ **(address), Building Permit #**_____.

Departments	Signature/Sign off	Date
Health Dept/FVHD		
Sewer- Public		
Fire Marshal		
Zoning/ZBA		
Wetlands		
HDC		
Engineering		
Comments		

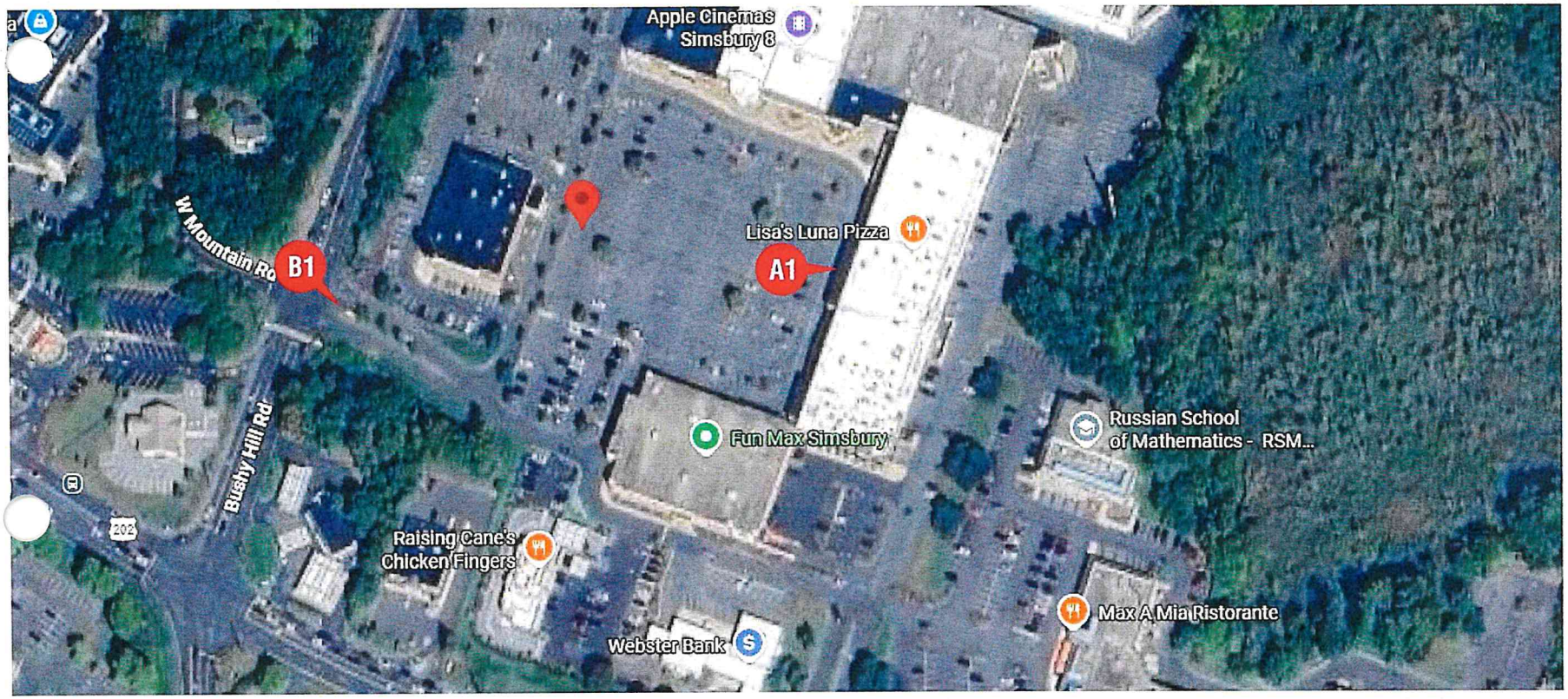
08-31-2026 4562 CHECK 25.00

CLIENT	PROJECT		REV	DATE
Planet Fitness	Simsbury, CT	APS	5	08/26/2026

Site Plan (NTS)

A. FRONT ELEVATION
   1. HALO-LIT CHANNEL LETTERS
B. DOUBLE SIDED MONUMENT SIGN
   1. NEW PANELS

N



PROJECT ADDRESS
498 Bushy Hill Rd
Simsbury, CT 06070

FILE NAME
Planet Fitness_Simsbury, CT

ACCOUNT REP.
Rick L.
516-493-1759

DESIGNER
Melissa N.

COMMENTS
-

! ATTENTION !

WALL DAMAGE AND DISCOLORATION ARE COMMON WHEN OLD SIGNAGE IS REMOVED. PLEASE ARRANGE NEEDED REPAIRS, PAINT AND CLEANING WITH THE ACCOUNT REPRESENTATIVE BEFORE NEW SIGNAGE IS INSTALLED.

ELECTRICAL REQUIREMENTS
(1) CIRCUIT
120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

PLEASE NOTE:

Colors of the final product may vary from this drawing. Environmental factors such as location, weathering, size, etc. may also play a role in the look of an installed product.

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I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF THE WORK TO BE PERFORMED THAT I APPROVE THIS PROJECT TO BEGIN.

CLIENT:

SIGNATURE: _____ DATE: ____ / ____ / _____

LANDLORD:

SIGNATURE: _____ DATE: ____ / ____ / _____

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A Front Elevation

PROPOSED



EXISTING



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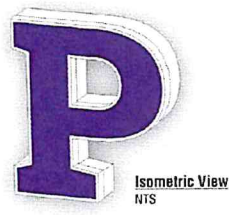
A1 Front Elevation - Halo-Lit Channel Letters Flush mounted

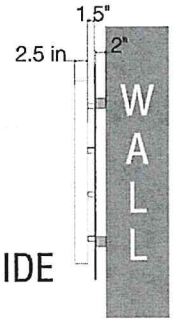
98.75 SF, QTY. 1



FACES:	White	.080 Aluminum
VINYL:	Bright Violet 3M 3630-158	Applied to Face
RETURNS:	White	.080 Aluminum (2" deep Typical)
BACKS:	Clear	3/16" Lexan
ILLUMINATION:	White 5000K* *Per Client	Sloan LED Prism 12VDC
MOUNT:	White	1 1/2" deep PVC Spacers
PANEL:	To Match Facade	.125" Aluminum Contour Backer
MOUNT:	Existing	Permanently Mounted Tracks affixed to building by LL



Isometric View
NTS



NEED MORE INFO ON WHERE MOUNTING TRACKS WILL BE INSTALLED



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(1) CIRCUIT
120 VOLT/20 AMPS

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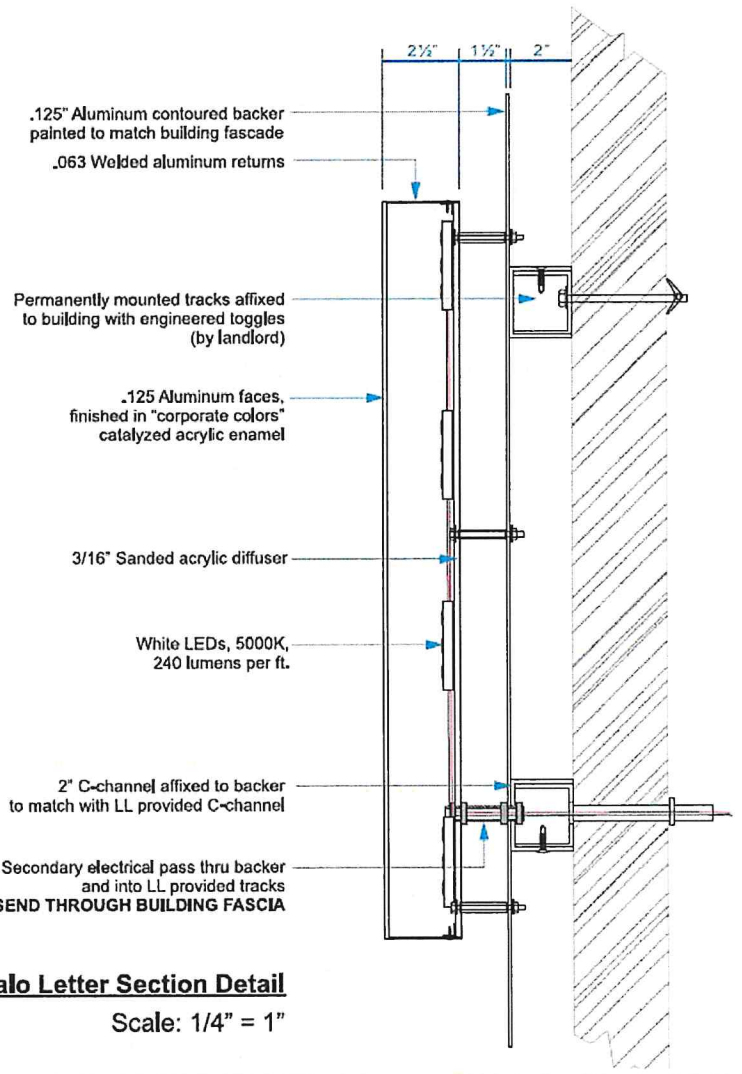
Typical Construction - Halo-Lit Channel with Spacers on a panel

NOT TO SCALE



Typical Halo Letter Section Detail

Scale: 1/4" = 1"

CHANNEL LETTER NOTES

Seams in returns to overlap to divert water entry
Weep holes required in all letters (n/a for interior installation)
All conduit (electrical out) to exit back of letters at a uniform distance above the bottom of each letter
All exposed GTO wire to be enclosed in 1/2" conduit
ALL COMPONENTS ARE UL LISTED

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B Double Sided Monument

-

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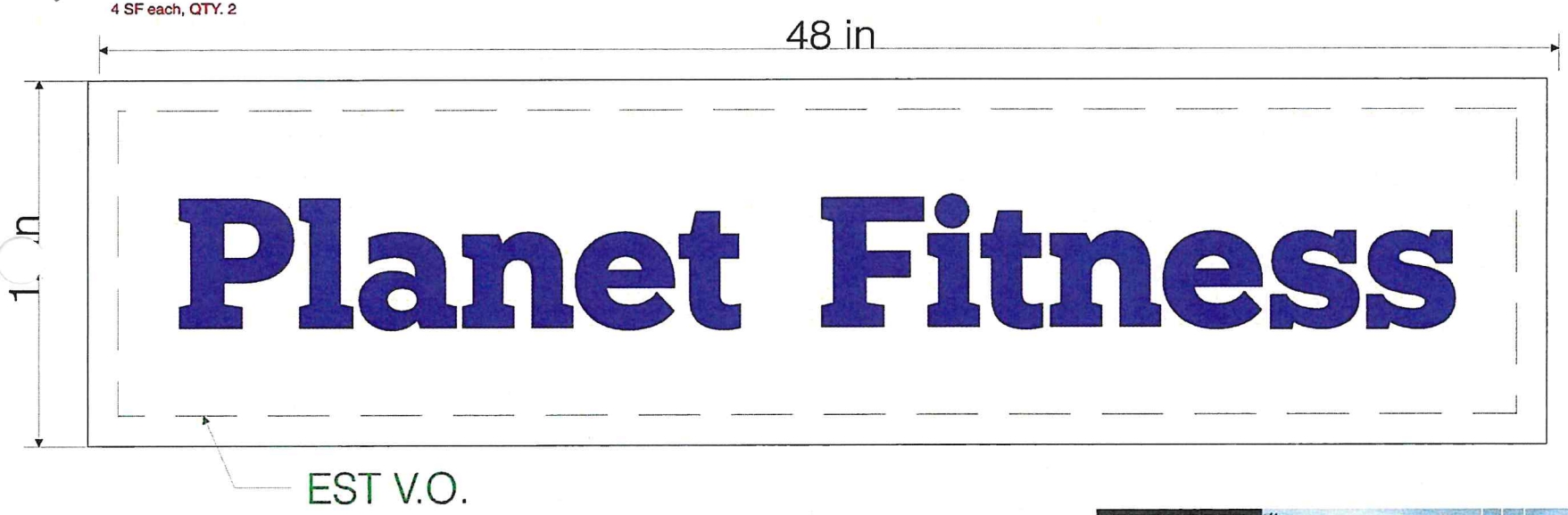
B1 Double Sided Monument - New Panels Non-illuminated

4 SF each, QTY. 2



FACES: White — .040 Aluminum

VINYL: Bright Violet 3M 3630-158 — Applied to Face 1st Surface

PROPOSED



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DRAWING REVISION LOG

CLIENT: Planet Fitness

PROJECT: Simsbury, CT

REV #	DATE	DESCRIPTION	REQUESTED BY (IF APPLICABLE)
1	05/27/2026	Please send drawings.	N/A
2	07/21/2026	The LL has stated we can take where the old Bobs store is.	Christina G (PF)
3	08/06/2026	Update to Survey measurements	-
-	08/20/2026	I just received the attached letters from the Zoning Department. There was a meeting for an exception to the tenant signage in July, and it appears the City requested amendments to the signs before offering approval. Looks like an agreement was reached and changes were accepted.I just need the revised set of plans.	Pamela Brealey
5	08/26/2026	I just received clarification from the Code Enforcer on the revised plans. The sign design has to conform to the unified sign plan I sent you previously. This means the sign needs to use the aluminum backer halo lit design using all of the specifications below. Also, the tenant space is limited to 98.7 sq. ft. The current revision is too large, make light 5000K	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
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REV #	DATE	DESCRIPTION	REQUESTED BY (IF APPLICABLE)
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-	-	-	-
-	-	-	-

Marc S. Nelson, MPA
Town Manager

George K. McGregor, AICP
Director

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT MEMORANDUM

To: **Simsbury Design Review Board**
From: **Joseph Hollis, CZEO**
Date: **September 9, 2026**
Subject: **Zoning Compliance Review** of Simsbury Commons, LLC, Owner; Pamela Brealey, Applicant; for sign permit to install one ± 98.75 s.f. wall sign and associated freestanding sign inserts for the tenant fit out of Planet Fitness at 530 Bushy Hill Road (Map Block Lot B20 508 001-B), Simsbury, Zone B-3.

Background

The sign permit for Planet Fitness includes a wall sign mounted above the tenant space formerly occupied by Bob's closeout store and tenant panel inserts on the existing freestanding sign for the plaza at Simsbury Commons.



Figure 1 Proposed Sign Locations

The parcel is 16.4 acres and is situated adjacent to Bushy Hill Road and Rt.44. The tenant space is approximately 120 feet in length within the plaza.

Staff Analysis

The 98.75 s.f. wall sign and freestanding inserts meet the size and deign requirements according to the approved unified sign plan for Simsbury Commons. The proposal meets all

zoning requirements. The wall sign is a halo-lit channel letter aluminum panel mounted to an aluminum backer that is mounted to the building. The proposed sign locations are shown in Figure 1 on page 1 with the designs below.



Figure 2 Proposed Wall Sign



Figure 3 Proposed Freestanding Insert

Staff finds the proposal is consistent with the Simsbury Zoning Regulations and the Guidelines for Community Design.

Draft Motion

MOVED, the Design Review Board submits a positive referral for the **Zoning Compliance Review** of Simsbury Commons, LLC, Owner; Pamela Brealey, Applicant; for sign permit to install one ± 98.75 s.f. wall sign and associated freestanding sign inserts for the tenant fit out of Planet Fitness at 530 Bushy Hill Road (Map Block Lot B20 508 001-B), Simsbury, Zone B-3. The referral is based on the following conditions:

1. The project shall be developed in substantial conformance with the sign plan stamped received by the Simsbury Planning Department on August 31, 2026.

2. Staff can approve minor modifications to the approved plans prior to implementation in the field.